



**The Cross, St. Michael's Road**

Minehead, TA24 5JW  
£279,950 Freehold



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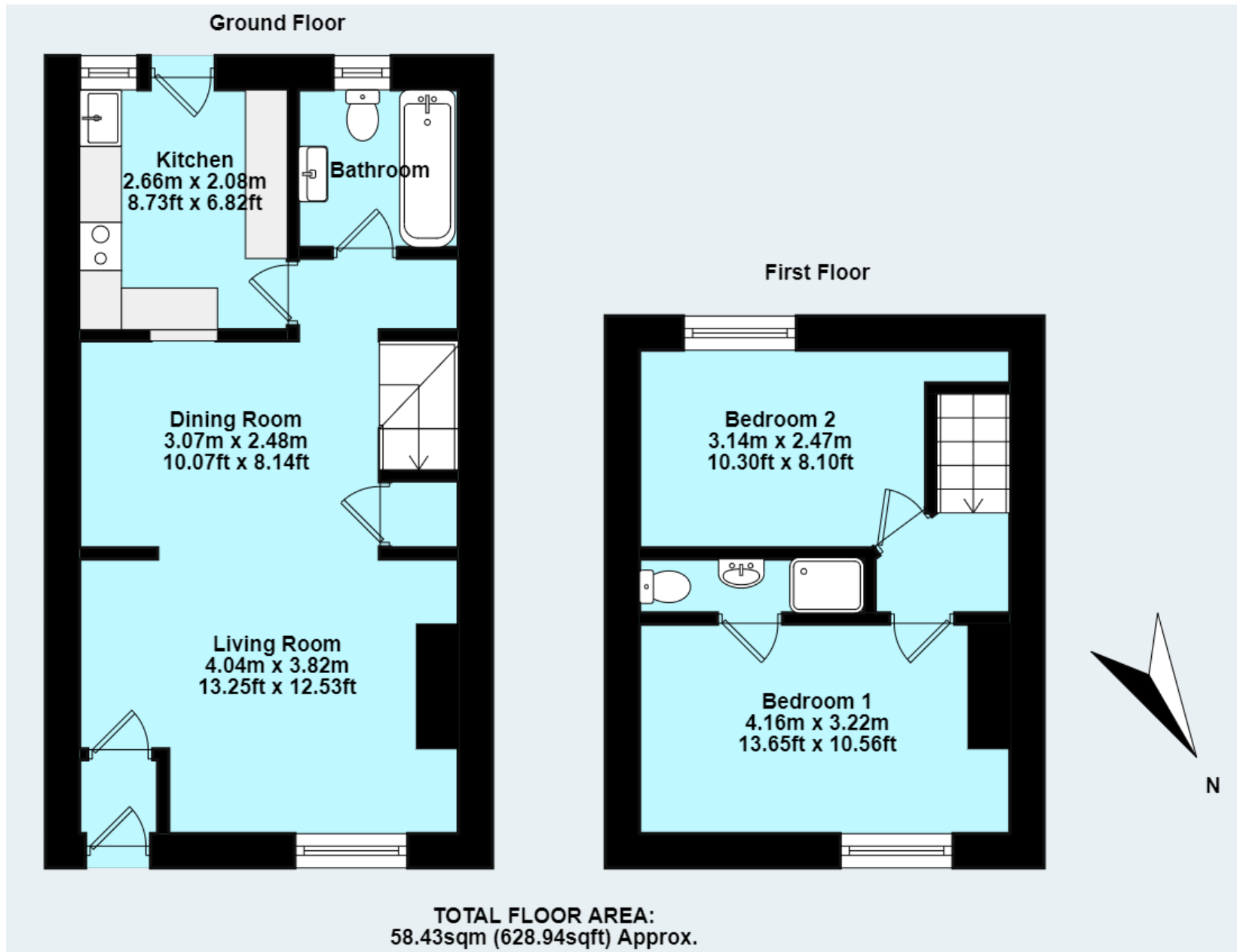


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**N/A**  
EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



## Description

A beautifully presented two-double bedroom end-of-terrace Grade II listed cottage situated within the sought after North Hill area of Minehead and offered for sale with NO ONWARD CHAIN.

The property is of stone construction under a slate roof and although retaining many original features benefits from gas fired central heating throughout, a wood burning stove in the living room, an en-suite to the master bedroom, a good-sized garden to the rear and lovely views.

The property is currently being run as a successful holiday let but would make a perfect holiday or permanent home.

- Sought after location
- 2 Bedrooms, one with en-suite
- Good-sized garden
- Lovely views
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful cottage situated within a sought after area of Minehead.

The accommodation comprises in brief, three shallow steps up to the front door which opens into a small porch with door into the living/dining room. This is a lovely room with window to the front, slate flooring, fireplace with inset wood burning stove, plenty of space for a dining table and chairs, stairs to the first floor and useful understairs storage space.

The kitchen has been well fitted with integrated appliances to include a Hotpoint oven, two ring electric hob, slimline Hotpoint dishwasher and fridge. It also houses the Ideal gas fired boiler and has a door leading to the rear garden. The

bathroom is also on the ground floor and is fitted with a modern suite.

To the first floor there is a small landing area with loft access. The master bedroom has an aspect to the front and an en-suite shower room with the second bedroom enjoying wonderful views from the rear over the town to the surrounding countryside.

Outside to the rear there is a lovely, south facing garden predominantly laid to lawn with a small patio area, raised beds, a gravel path and a stone shed. The garden also enjoys lovely views towards St. Michael's Church one way and over the town with glimpses of the sea from the other.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty.

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [prime.outreach.spearhead](#)

**Council Tax Band:** B

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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