

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## CANDLELIGHT

3 Tregonwell Road, MINEHEAD, Somerset TA24 5DT





## CANDLELIGHT

A spacious and beautifully presented seven double bedroom house situated within easy reach of Minehead sea front and the town centre. The property is a former bed and breakfast and has en-suite shower rooms to all of the bedrooms and also has the advantage of two bedrooms on the ground floor along with a separate sitting room and kitchen/dining room which are currently used as a self-catering apartment but would make a lovely annexe for elderly relatives or teenage children. The current owners have done a considerable amount of work during their ownership to include a new roof including the flat roof areas.

Of part stone, part brick construction under a pitched roof with additional flat roof areas, the property retains many original features to include picture rails, ceiling cornices and a fireplace in one of the sitting rooms but also enjoys the modern comforts of gas fired central heating and double glazing throughout, modern kitchens in the apartment and main dwelling and the modern en-suite facilities. Other benefits include a utility room, study, office, off road parking to the front and rear with a garage to the rear and an attractive courtyard garden.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

# ACCOMMODATION



**T**he spacious accommodation comprises in brief: entrance through front door into Entrance Hall with door through to,

HALLWAY – with stairs to the first floor and doors to:

SITTING ROOM – a lovely, large room with two windows to the front.

KITCHEN – fitted with a modern range of white wall and base units, sink and drainer incorporated into black work surface with white tiled surrounds and integrated double oven with gas hob and extractor hood over. The floor has been laid with black tile effect linoleum to create a striking contrast with the

units. The sink and drainer are positioned to look through a former window into the dining room. From the kitchen there is a further HALLWAY with door to the garden, door to a fitted UTILITY ROOM and door to fitted WC.

DINING ROOM – attractive room with lantern light ceiling, wood effect flooring, space for a tall American style fridge freezer, door to a useful STOREROOM and door to,

OFFICE – with window to the side and door to, STUDY – also with a window to the side.

FIRST FLOOR LANDING – A good-sized area with doors to all bedrooms and,

DRESSING ROOM – with window to the front.

BEDROOM – bay window to the front, fitted wardrobe and EN-SUITE SHOWER ROOM.





BEDROOM – window to the front and EN-SUITE SHOWER ROOM.  
 BEDROOM – window to the rear and EN-SUITE SHOWER ROOM.  
 BEDROOM – window to the rear and EN-SUITE SHOWER ROOM.  
 BEDROOM – window to the side and EN-SUITE SHOWER ROOM.  
 GROUND FLOOR SELF CATERING APARTMENT/ANNEXE:  
 SITTING ROOM – with bay window to the front and attractive fireplace. Doors lead to an INNER HALL and,

BEDROOM – with window to the rear, fitted wardrobe and door to EN-SUITE SHOWER ROOM.  
 From the INNER HALL, doors lead to, KITCHEN/DINING ROOM – fitted with a modern range of white wall and base units, sink and drainer incorporated into black work surface with tiled surrounds, wood effect flooring, two windows to the rear and door to the garden. A door also opens to a, CLOAKROOM – with wc and wash hand basin.  
 BEDROOM – with window to the front and door to EN-SUITE SHOWER ROOM.



## OUTSIDE

To the front to the front there are two small areas of garden bounded by low stone walls with pathway and step up to the attractive front door. There is also off-road parking for two vehicles. To the rear of the property there is a substantial area of off-road parking accessed from a rear lane with a DETACHED GARAGE and gated access to the rear courtyard garden which has been paved for ease of maintenance with high fences affording a good degree of privacy.

The ground floor self-catering apartment/annexe is accessed through a gate in the off-road parking area leading to a private courtyard garden, again with high fences to provide privacy.

**SITUATION:** Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

**Directions:** What3Words: [///likening.commands.essential](https://www.what3words.com/likening.commands.essential)



# ACCOMMODATION

(all measurements are approximate)

## ENTRANCE HALL

### HALLWAY

SITTING ROOM 18'3" (5.56m) x 14'2" (4.31m)

KITCHEN 14'2" (4.31m) x 10'11" (3.32m)

### HALLWAY

UTILITY ROOM 7'4" (2.23m) x 7' (2.13m)

### WC

DINING ROOM 13'11" (4.23m) x 11' (3.32m)

### STORE

OFFICE 15' (4.56m) x 11' (3.34m)

STUDY 11' (3.34m) x 9'1" (2.76m)

### FIRST FLOOR LANDING

DRESSING ROOM 10'8" (3.24m) x 7'1" (2.16m)

BEDROOM 17'3" (5.26m) x 13'11" (4.23m) EN-SUITE SHOWER ROOM

BEDROOM 16'4" (4.97m) x 14'1" (4.29m) EN-SUITE SHOWER ROOM

BEDROOM 14'1" (4.29m) x 12'10" (3.91m) EN-SUITE SHOWER ROOM

BEDROOM 13'11" (4.23m) x 12'10" (3.91m) EN-SUITE SHOWER ROOM

BEDROOM 13'11" (4.23m) x 12'3" (3.72m) EN-SUITE SHOWER ROOM

GARAGE 20'4" (6.19m) x 10'2" (3.10m)

## SELF CATERING APARTMENT/ANNEXE

SITTING ROOM 17'2" (5.24m) x 13'11" (4.23m)

BEDROOM 12'10" (3.92m) x 11'3" (3.44m) EN-SUITE SHOWER ROOM

KITCHEN/DINING ROOM 22'4" (6.81m) x 10'9" (3.28m)

### CLOAKROOM

BEDROOM 11' (3.34m) x 10'9" (3.28m) EN-SUITE SHOWER ROOM

## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, electricity and drainage are connected. Gas fired central heating.

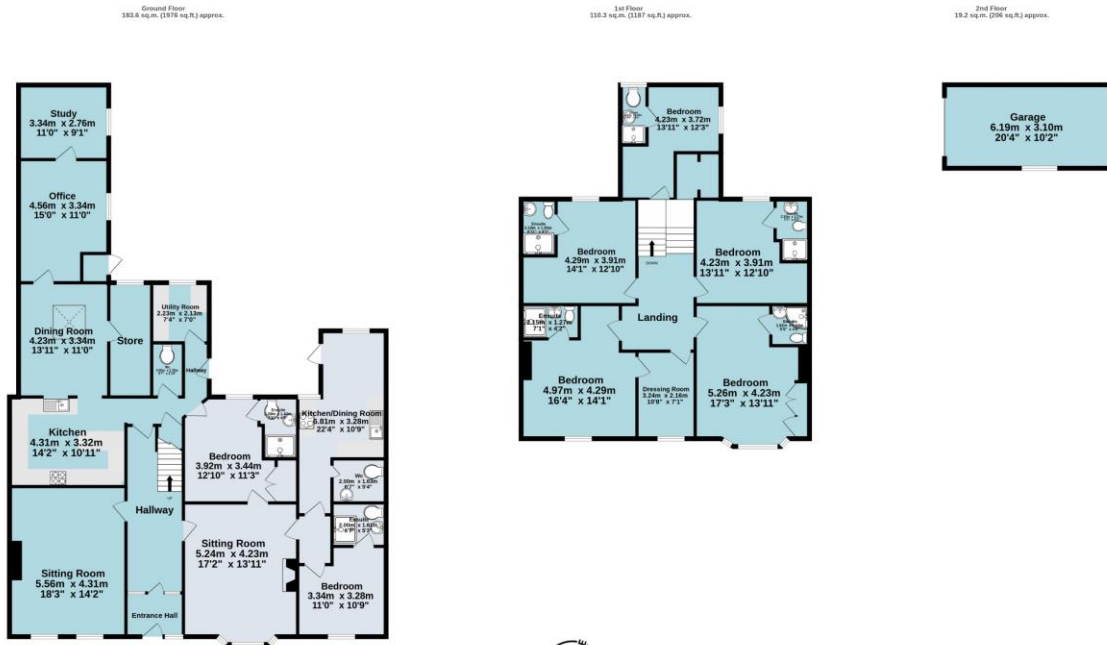
**Council Tax Band:** A (current use qualifies it for small business relief. If the property were to be used entirely as a family home, the change would need to be registered with the Somerset Council).

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

# FLOORPLAN



TOTAL FLOOR AREA : 313.1 sq.m. (3370 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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3 Tregonwell Road, MINEHEAD, Somerset TA24 5DT

OIEO: £650,000



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