



## Tregonwell Road

Minehead, TA24 5DT

Price £699,995 Freehold



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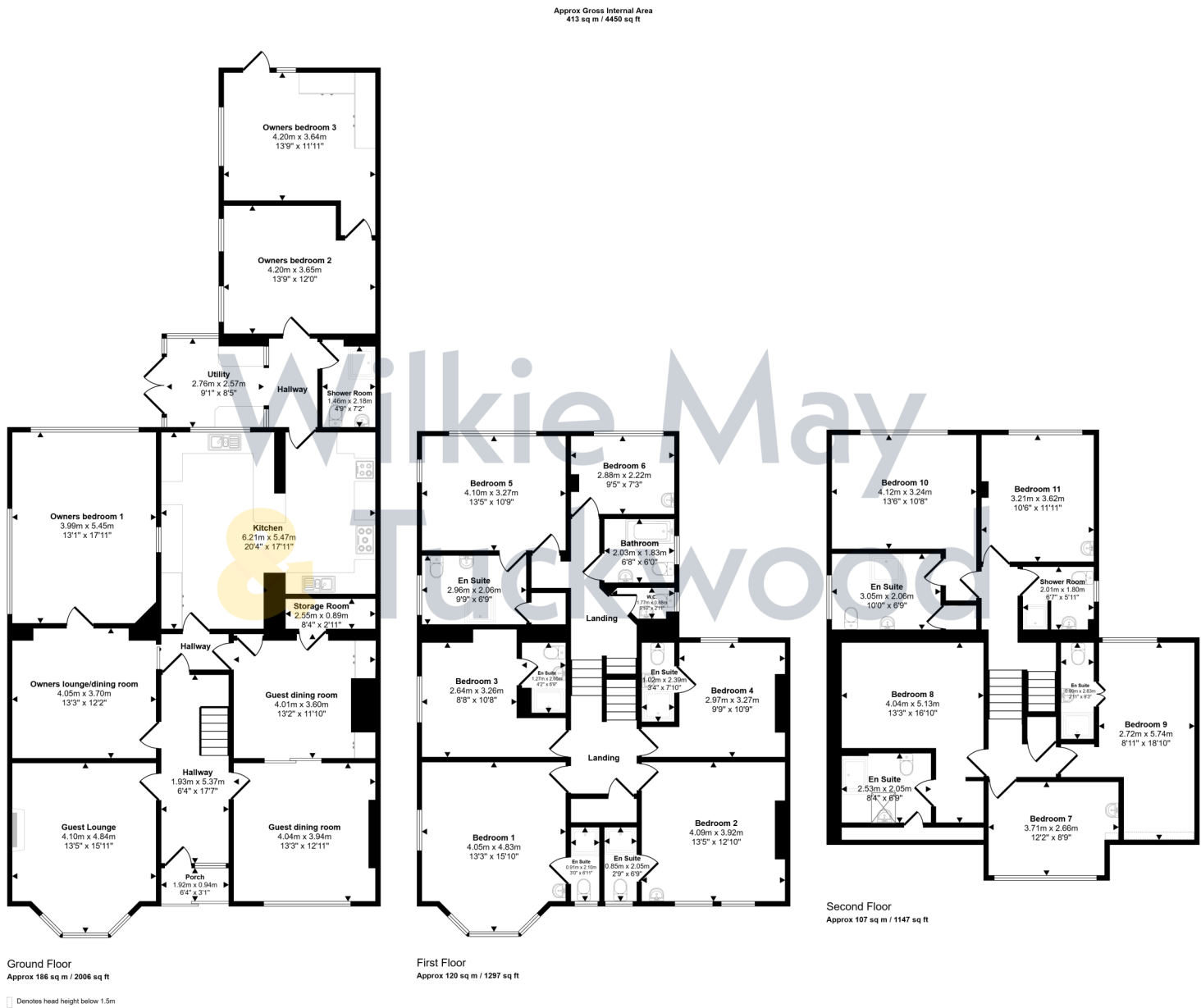
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EPC

Wilkie May  
& Tuckwood

# Floor Plan





# Description

A spacious eleven-bedroom family run hotel situated conveniently for Minehead sea front and town centre amenities.

In addition to the guest accommodation there is also three-bedroom owner's accommodation on the ground floor along with four reception rooms, one of which is currently used as the owner's lounge/dining room, a large modern kitchen, a separate utility and a shower room.

The guest accommodation is spread over the first and second floors with eight of the rooms having en-suite shower rooms and separate bathroom and shower rooms for those rooms without an en-suite.

- Easy reach of Minehead sea front
- 11 guest bedrooms
- 3 bedroom owners accommodation
- Level garden to the rear
- Garage and off road parking



Wilkie May & Tuckwood are delighted to be able to offer this spacious family run hotel.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the guest lounge, guest dining room and owners lounge/dining room which also has a door through to one of the owner's bedrooms. A further door leads through to an inner hallway with door into the spacious kitchen which is fitted with a range of wall and base units, double sink and drainer, integrated Rangemaster gas oven, built-in oven and free standing Beko oven, hob and extractor over. From the kitchen a door leads through to a further hallway with door to fitted shower room and access to the utility room which has French doors out to the garden. There is also access to the remaining two owner's bedrooms.

To the first floor there is a large landing area with stairs to the second floor, storage cupboard, access to six of the guest



bedrooms, five of which have en-suite shower rooms, the bathroom and an additional wc.

On the second floor there is a further landing area with doors to the remaining five bedrooms, three of which have en-suite shower rooms and a separate shower room.

Outside, to the front there is an area of garden predominantly laid to lawn with mature shrubs and a walled boundary. The rear garden is enclosed and predominantly laid to lawn with a greenhouse, timber shed, covered patio area, vegetable patch and raised bed. There is also off road parking and a garage accessed from Irnham Road.

There is also an array of solar panels on the roof of the rear extension which supplements the electricity usage of the property.



### GENERAL REMARKS AND STIPULATION

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

**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:** [///whirlpool.basin.condiment](http://whirlpool.basin.condiment) **Council Tax Band:** A

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800 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/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

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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