



The Avenue

Minehead, TA24 5AZ

Price £675,000 Freehold



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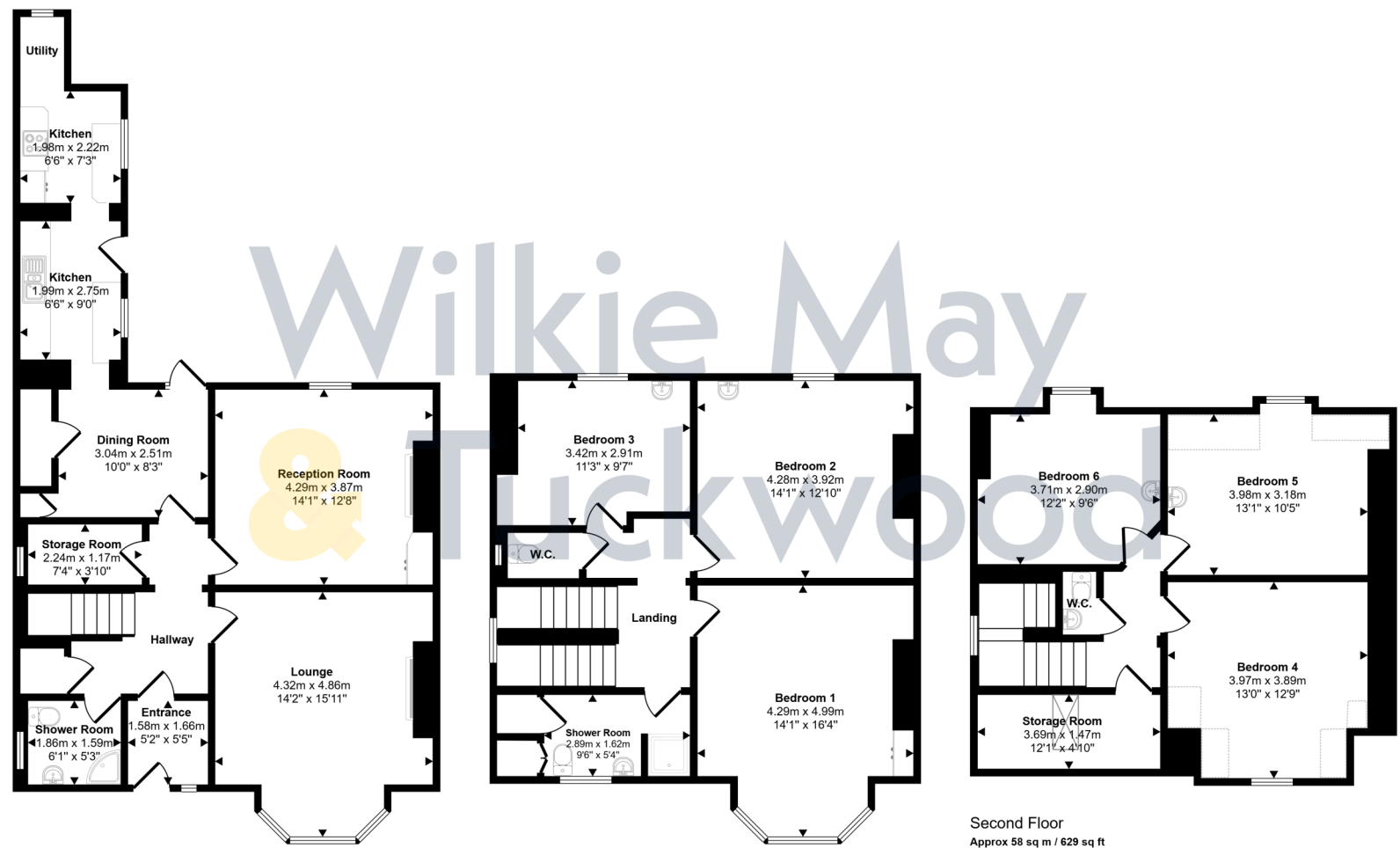
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
205 sq m / 2210 sq ft



Ground Floor
Approx 79 sq m / 853 sq ft

First Floor
Approx 68 sq m / 728 sq ft

Second Floor
Approx 58 sq m / 629 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A substantial, six-bedroom end-of-terrace house situated in the heart of Minehead town centre offered for sale with NO ONWARD CHAIN.

The property would suit a number of uses, either as a large family home or for business use maybe as a café or bar on the ground floor with accommodation above, forecourt trading, boutique hotel etc. (all subject to the requisite planning permissions).

Of stone construction under a pitched roof, this spacious property retains many original features to include fireplaces and benefits from gas fired central heating throughout, part double glazing, a ground floor shower room in addition to a shower room on the first floor, a good-sized level garden to the rear and off road parking to the front.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Town centre property
- 6 bedrooms
- Good-sized level rear garden
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious town centre house.

The accommodation comprises in brief: entrance through front door into porch with door through to the hallway which has stairs to the first floor, two storage spaces and doors into the fitted ground floor shower room, the lounge, dining room and further reception room. The lounge is a large room to the front of the property with bay window and feature fireplace. The reception room has an aspect to the rear and also retains a feature fireplace. In the dining room there are two storage spaces, open access to the kitchen and a door leading to the rear garden. The kitchen is in two parts, the first with a window to the side and door to the garden and the second, also having a window to the side and a utility area.

To the first floor there is a good-sized landing area with stairs to the second floor and doors to three of the bedrooms and doors to the shower room and an additional wc.



Bedroom one has a bay window to the front and the other two rooms have aspects to the rear overlooking the garden.

The remaining bedrooms are on the second floor, again one with an aspect to the front and two to the rear, all with some restricted head height. There is also a large storage room and a wc.

Outside to the front there is off road parking for several vehicles with gated access to the side of the property. To the rear there is a good-sized enclosed garden with a patio area immediately outside the house and the remainder laid to lawn.





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: [///etchings.provide.states](#) **Council Tax Band:** F

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:** 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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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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