



The Parks, Minehead TA24 8BS

welcome to

Base Lodge, 16 The Parks, Minehead

Situated within walking distance of Minehead town centre & its amenities is this Grade II Listed end of terrace period property currently being run as a six bedroom self-catering hostel incorporating two bedroom owners accommodation to the ground floor with garden & off road parking.



Front Door

Leading to

Entrance Lobby

With exposed floorboards and inner glazed door to

Entrance Hall

With exposed floorboards, radiator, door to owners accommodation, door to rear entrance hall and door to dining room.

Rear Entrance Hall

With part exposed floorboards, radiator, staircase rising to first floor landing, part tiled flooring, built in understairs storage area, door to the rear courtyard garden, doors to

Cloakroom

With tiled flooring, low level WC, pedestal wash hand basin, extractor unit and radiator.

Store Room

10' x 3' 10" (3.05m x 1.17m)

Window to rear, light and power, telephone point.

Dining Room

16' x 14' 9" Plus Bay (4.88m x 4.50m Plus Bay)

Sash window to front, radiator, exposed floorboards, featured fireplace with inset log burner, door to Kitchen

Kitchen

14' 8" x 11' 8" (4.47m x 3.56m)

Window to rear, part tiled flooring, a range of fitted base units, solid wood worktop surfaces, inset stainless steel sink unit, integrated oven, inset gas hob, space for cooker, space for fridge freezer, space for fridge, radiator and door to utility room.

Utility Room

11' 11" x 5' 3" (3.63m x 1.60m)

Window to side, space and plumbing for washing machine, door to store room and door to the garden room.

Store Room 10'9 x 5'3 with window to side and light.

Garden Room

12' 2" x 7' 4" Max (3.71m x 2.24m Max)

Window to rear, tiled flooring, radiator and door to the rear courtyard garden.

Half Landing

Window to rear, staircase rising to the first floor landing, steps and door to

Shower Room

Sash windows to rear, low level WC, shower cubicle, pedestal wash hand basin, radiator, vinyl flooring, connecting door to bedroom one.

First Floor Landing

With fitted carpet, door and staircase rising to second floor landing, built in cupboard and doors to

Bedroom One

16' 2" +Bay x 13' 8" (4.93m +Bay x 4.17m)

Sash window to front, fitted carpet, radiator and period fireplace.

Bedroom Two

15' 4" +Bay x 12' 5" (4.67m +Bay x 3.78m)

Sash window to front, radiator, fitted carpet, pedestal wash hand basin with shaver light.

Bedroom Three

15' 11" Max x 14' 6" +Bay (4.85m Max x 4.42m +Bay)

Sash window to rear, fitted carpet, radiator, pedestal wash hand basin with shaver light, built in wardrobe and period fireplace.

Shower Room

Sash window to front, vinyl flooring, radiator, pedestal wash hand basin, three separate shower cubicles, separate WC.

Second Floor Landing

With fitted carpet, access to the roof space, built in store cupboard and doors to

Seperate W.C

With low level WC, pedestal wash hand basin and vinyl flooring.

Bedroom Four

11' 6" x 6' 7" (3.51m x 2.01m)

Window to front and fitted carpet.

Bedroom Five

14' 11" x 12' 4" Max (4.55m x 3.76m Max)

Window to front, radiator, fitted carpet, pedestal wash hand basin with shaver light.

Bedroom Six

12' 6" Max x 12' 3" (3.81m Max x 3.73m)

Double glazed window to rear, fitted carpet, pedestal wash hand basin with shaver light and radiator.

Owners Accomodation

To the ground floor

Lounge

18' 1" Max x 13' 8" Max (5.51m Max x 4.17m Max)

Sash window to front, fitted carpet, two radiators, picture rail, wall light points, feature fireplace with inset log burner, telephone point and door to

Inner Hall

With fitted carpet and doors to

Shower Room

With shower cubicle, low level WC, vanity wash hand basin, tiled surrounds, extractor unit and vinyl flooring.

Kitchen

9' 11" x 5' 10" (3.02m x 1.78m)

Window to side, a range of base and wall units, solid worktop surfaces, inset stainless steel sink unit, integrated oven, inset gas hob with cooker hood over, integrated fridge and freezer, radiator and vinyl flooring.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Window to rear, door to the rear garden, fitted carpet, radiator and wall light points.

Bedroom Two

9' 9" x 8' (2.97m x 2.44m)

Window to side and door the rear garden, radiator and access to roof space.

Outside

To the front is small grassed garden with path leading to the front door.

To the rear of the property is off road parking immediately accessed from 'Park Lane'. From the parking area there is access to a courtyard garden which gives access to the rear of the property.

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welcome to

Base Lodge, 16 The Parks, Minehead

- Close to Minehead Town Centre & its Amenities
- Grade II Listed End of Terrace Property
- Currently being used as a Self-Catering Hostel - Six Bedrooms
- Two Bedroom Owners Accommodation to the Ground Floor
- Garden & Off Road Parking

Tenure: Freehold EPC Rating: Exempt

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH103934 - 0003

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