



**The Cross, St. Michaels Road, Minehead TA24 5JW**

**welcome to**

**13 The Cross, St. Michaels Road, Minehead**

A delightful Two bedroom Grade II Listed cottage wonderfully positioned opposite St Michael's church on North Hill and enjoying sweeping views over Minehead. The property offers a wealth of charm and character, Sitting/Dining Room with woodburner and generous enclosed gardens with store. No Chain.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Front Door

Leading to

## Entrance Porch

With slate tiled floor, inner front door to

## Lounge/ Dining Room

22' 4" Max x 12' 1" Max ( 6.81m Max x 3.68m Max )

Windows to front and rear aspects, slate tiled floor, night storage heater, feature fireplace with inset wood burning stove, wall light points, built in understairs cupboard with light and space and plumbing for washing machine, door and staircase rising to first floor landing, panel glazed door to

## Kitchen

6' 6" x 7' 3" ( 1.98m x 2.21m )

Window to rear aspect enjoying fine views over Minehead toward Hopcott and Grabbist, door giving access to rear garden, slate tiled floor, fitted base level unit with solid worktop, inset double bowl sink unit with mixer tap, fitted eye level double cupboard, part tiled surrounds, appliance space for slot in cooker and fridge/freezer,

## First Floor Landing

Access to roof space, doors to

## Bedroom One

12' 4" Max x 13' 2" ( 3.76m Max x 4.01m )

A spacious double bedroom with window to front aspect with views towards St Michael's church, original exposed floorboards, wall mounted electric heater.

## Bedroom Two

9' 1" x 9' ( 2.77m x 2.74m )

Window to rear aspect enjoying far reaching views over Minehead towards Hopcott and Grabbist, original exposed floorboards, wall mounted electric heater, built in airing cupboard with pressurised hot water tank, door to

## Shower Room

Windows to rear and side aspects again enjoying far reaching views, White suite comprising corner shower cubicle with glazed enclosure and shower unit, low level WC, pedestal wash hand basin, wall mounted heated towel rail, tile effect vinyl flooring.

## Outside

To the rear is a good size enclosed garden with a patio area immediately to the rear of the property ideal for al-fresco dining, pathway continuing to the rear of the garden. Pedestrian gated access to The Ball, there is a small garden store opposite the garden.

## Situation

The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

## Council Tax Band B



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## 13 The Cross St. Michaels Road, Minehead

- Sale by Modern Auction (T&Cs apply) Subject to an undisclosed Reserve Price
- Buyers fees apply
- Delightful Grade II Listed Two Bedroom Cottage
- Sitting/Dining Room With Woodburner – Fitted Kitchen
- Two Bedrooms – Shower Room – Gardens – Lovely Views – NO CHAIN

Tenure: Freehold EPC Rating: Exempt

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106523 - 0004

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