



Watery Lane, Minehead, TA24 5NZ

welcome to

6 Watery Lane, Minehead

Situated on the lower slopes of North Hill with good access to town is this extended Two bedroom period cottage featuring a large re-fitted kitchen/dining room and re-fitted shower room. The property is sold with No Chain and has front & rear gardens, a large single garage and driveway.



Entrance Porch

Part glazed door to front, double glazed window to side, fitted shelving, door giving access to;

Sitting Room

15' 2" x 12' 2" (4.62m x 3.71m)

Double glazed window to front, former fireplace alcove, radiator, door to;

Kitchen/Dining Room

18' 3" max x 14' 11" max (5.56m max x 4.55m max)

Kitchen Area featuring an recently refitted range of cream base level units complimented by woodblock effect worksurfaces incorporating inset Zanussi four ring induction hob with Zanussi oven below and hood above, inset single drainer stainless steel sink unit with mixer tap, excellent range of cupboards and drawers, recessed downlighters, stairs to first floor landing with useful understairs storage area, open plan to

Dining Area with ample space for table and chairs, double glazed double doors opening to rear, double glazed lantern rooflight, cupboard housing replacement Baxi gas fired combination boiler, recessed downlighters, radiator, wood effect vinyl floor throughout.

Utility Area

Plumbing for washing machine and space for tumble dryer, eye level double storage cupboard, ample power points, door to;

Shower Room

Double glazed window to rear, attractively refitted White suite comprising oversize shower cubicle with glazed enclosure and mixer shower, dual flush low level w.c., pedestal wash hand basin, chrome heated towel rail, recessed downlighters, attractive tiled surrounds.

First Floor Landing

Double glazed window to rear, door giving access to stairs to attic room, radiator, doors to;

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to rear, fitted double wardrobe, telephone point, radiator.

Bedroom Two

15' 2" x 9' 10" into recess (4.62m x 3.00m into recess)

Two double glazed windows to front, radiator.

Attic Room

14' 2" x 9' 4" (4.32m x 2.84m)

excluding eaves intrusion, partially floored with power and light, eaves storage.

Front Garden

A low maintenance gravel front garden with pathway to front door, inset shrubs and trees.

Rear Garden

A wall enclosed rear garden in low maintenance style with comprising patio area with North Hill views, graveled area timber garden shed, gated side access.

Garage

22' 9" x 11' (6.93m x 3.35m)

An oversize single garage with metal up and over door to front, power and light, woodburner, glazed door to rear garden, open plan to;

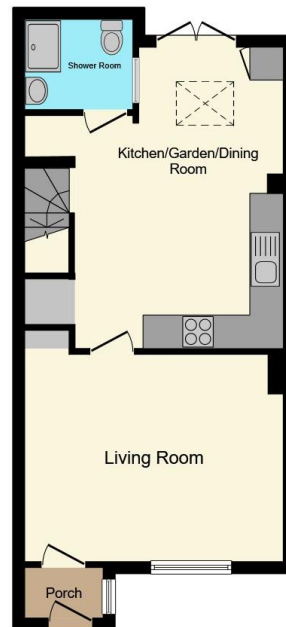
Workshop

Further door to rear garden, fitted shelving and light.

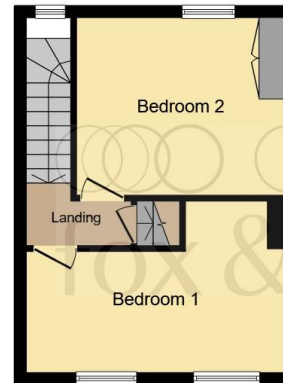
Parking

To the front of the garage there is a driveway affording off street parking for one vehicle.

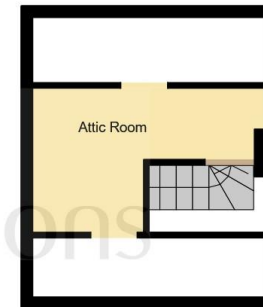
Council Tax Band B



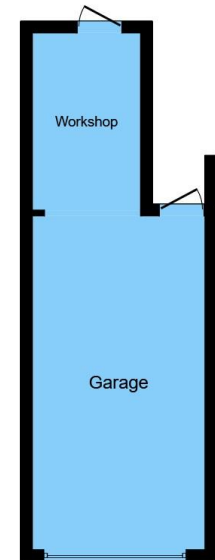
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 110.7 m² (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

6 Watery Lane, Minehead

- Lovely Location Close To North Hill & Town
- Extended Two Bedroom Period Cottage
- Sitting Room - Spacious Kitchen/Dining Room
- ReFitted Shower Room - Double Glazing & Gas Central Heating
- Garage - Parking & Gardens - No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106817 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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