









## welcome to

## The Cottage, 59b Summerland Avenue, Minehead

In a tucked away position close to the town, West Somerset steam railway and seafront is this well presented detached freehold cottage offering compact but well planned accommodation, well appointed kitchen and shower room and enclosed courtyard garden or parking - ideal holiday home/rental.













#### **Entrance**

Double glazed composite door with chrome fittings, courtesy light point.

### Lounge/Bedroom/Kitchen

19' 11" x 12' (6.07m x 3.66m)

**Sitting Area** - Double glazed window to front with leaded light accents, feature fireplace with inset woodburner and slate effect surrounds, wall mounted fusebox, clever concealed fold out double bed, two electric radiators, recessed downlighters, access to mezzanine floor via fold down wooden ladder, open plan to;

**Kitchen** - Double glazed window to rear, fitted range of lime oak wall and base level units with glazed display cabinet, marble effect worksurfaces with inset four ring hob with oven below, inset single drainer stainless steel sink unit, plumbing for washing machine and space for fridge freezer, tiled splashbacks, wood effect floor and recessed downlighters.

#### **Shower Room**

Double glazed window to front, White suite comprising fully tiled corner shower cubicle with glazed enclosure and electric shower, low level w.c., pedestal wash hand basin, tiled splashbacks, electric radiator, recessed downlighters, tiled floor.

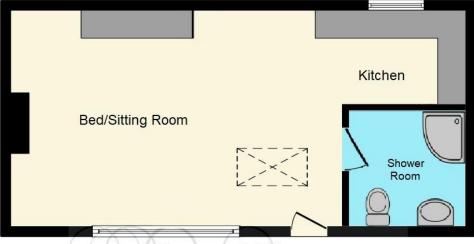
#### **Mezzanine Floor**

19' 1" max x 7' 3" max ( 5.82m max x 2.21m max ) excluding eaves intrusion, double glazed skylight window to rear, space for two single beds, power points and lighting.

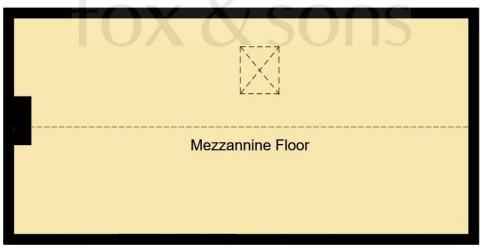
#### Outside

The property is approached via bi-folding metal gates with decorative insets, leading to a block paved courtyard which can be utilised for off street parking for a small car or as an enclosed courtyard garden, outside lighting, useful timber garden store.

#### **Council Tax Band A**



**Ground Floor** 



**First Floor** 





## welcome to

# The Cottage, 59b Summerland Avenue, Minehead

- Tucked Away Location Close To Shops & Seafront
- Well Presented Detached Freehold Property
- Sitting Room With Fold Out Bed & Fitted Kitchen
- Shower Room Mezzanine Floor Woodburner
- Double Glazed Courtyard Garden/Driveway

Tenure: Freehold EPC Rating: E

## £120,000

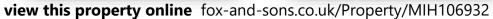








Please note the marker reflects the postcode not the actual property





Property Ref: MIH106932 - 0002 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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