



Quay Street, MINEHEAD, TA24 5UL

welcome to

31 Quay Street, MINEHEAD

Enjoying fantastic views across the Bristol Channel is this Grade II Listed double fronted thatched cottage situated close to Minehead harbour & nearby walks. The property benefits from spacious accommodation with period features, four bedrooms & a tiered garden. **NO ONWARD CHAIN!**



Auctioneer's Comments

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Stable Front Door

Leading to

Entrance Hall

With fitted carpet, night storage heater, staircase rising to first floor landing, doors to

Cloakroom

With low level WC, tiled surrounds, tiled flooring.

Sitting Room

18' 9" max x 15' 2" max (5.71m max x 4.62m max)

With Bay window to front enjoying fantastic views over the Bristol Channel, fitted carpet, night storage heater, stone wall with inset log burner, enclosed storage area with double doors to front.

Kitchen

17' 1" max x 10' 6" max (5.21m max x 3.20m max)

With Bay window to front with window seat enjoying views over the Bristol Channel, vinyl floor, exposed beams, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker with cooker hood over, space and plumbing for dishwasher or washing machine, night storage heater, tiled splashbacks, built in cupboard with consumer units, period fireplace.

First Floor Landing

With fitted carpet, built in airing cupboard, staircase rising to second floor landing with double glazed door on staircase giving access to the rear garden, doors to

Bedroom One

19' 10" max x 15' 3" (6.05m max x 4.65m)

With Bay window to front enjoying views over the Bristol Channel & towards the harbour, fitted carpet, night storage heater, exposed stone wall with inset log burner, recess area, telephone point.

Bedroom Two

18' 2" max x 8' 4" (5.54m max x 2.54m)

With Bay window to front enjoying views over the Bristol Channel & towards the harbour, night storage heater, fitted carpet, exposed beams, built in wardrobe, wall light points.

Second Floor Landing

With fitted carpet, wall light point, door to

Bedroom Three

18' 11" max x 15' 9" max (5.77m max x 4.80m max)

Window to front enjoying lovely views over the Bristol Channel, fitted carpet, exposed beams.

Bedroom Four

15' 3" max x 14' 10" max (4.65m max x 4.52m max)

Window to front enjoying lovely views over the Bristol Channel, fitted carpet, exposed beams, TV point.

Outside

To the rear is a small courtyard area with steps leading up through a tiered garden

Agent Notes

The neighbouring property has emergency access only over the steps to the rear.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. 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

D



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31 Quay Street, MINEHEAD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Seafront Position - Close to Minehead Harbour
- Grade II Listed Thatched Cottage

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107034 - 0006

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