



**Quay Street, Minehead, TA24 5UJ**

**welcome to**

**Sashes, 11a Quay Street, Minehead**

Currently being run as a successful holiday let is this delightful Grade II Listed end of terrace three bedroom cottage is situated on Minehead seafront enjoying views towards the Bristol Channel. The property benefits from period charm & a landscaped tiered garden.





### Front Door

Leading to

### Entrance Hall

With doors to

### Sitting Room

17' 1" +recess fireplace x 9' 10" + recess ( 5.21m +recess fireplace x 3.00m + recess )

Sash windows to front, two radiators, wall light points, ceiling coving, fitted carpet, exposed beam, door to inner hall.

### Inner Hall

Door to rear, laminate floor, radiator, staircase rising to first floor landing, understairs storage area, door to storage area with connecting door to entrance hall.

### Utility

Window to front, space and plumbing for a washing machine, laminate flooring, fitted cupboard with gas fired boiler, door to cloakroom and bathroom.

Cloakroom with window to front, low level WC, wash hand basin, tiled floor.

### Bathroom

Window to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, heated towel rail, built in cupboard, extractor unit, access to roof space.

### Kitchen/ Dining Room

15' x 12' 7" ( 4.57m x 3.84m )

Windows to side with window seat, laminate flooring, a range of fitted base units, worktop surfaces, inset double drainer stainless steel sink unit, integrated double oven, inset gas hob with cooker hood over, space for fridge freezer, space and plumbing for dishwasher, tiled splashbacks, radiator.

### First Floor Landing

Windows to side and rear, fitted carpet, access to roof space, radiator, doors to

### Bedroom One

13' 7" x 9' 1" ( 4.14m x 2.77m )

Window to side with window seat, fitted carpet, radiator, door to

### Ensuite

Window to rear, door to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, radiator, fitted carpet, part tiled surround, extractor unit.

### Bedroom Two

16' 1" max x 13' 6" ( 4.90m max x 4.11m )

Sash windows to front and side enjoying views towards the Bristol Channel, window seat, fitted carpet, two radiators.

### Bedroom Three

12' 4" max x 9' 10" max ( 3.76m max x 3.00m max )

Sash window to front with views towards the Bristol Channel, fitted carpet, telephone point, radiator, period fireplace, built in cupboard.

### Outside

To the rear is a tiered garden comprising patio areas, flower and shrub beds and a timber garden shed. From the top of the garden views across the Bristol Channel can be enjoyed.

### Location

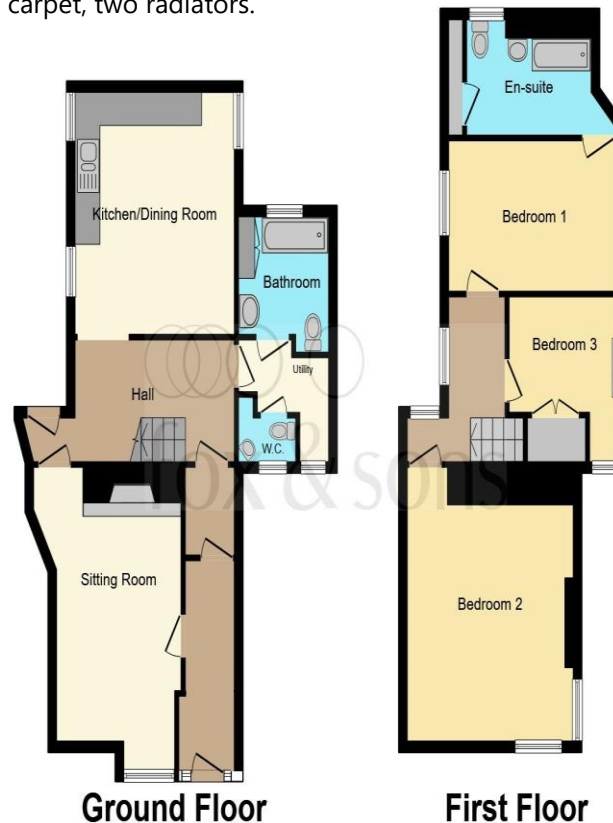
The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock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

Deleted

### Agent Notes

We are advised a small area of the property is flying freehold.



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](http://www.focalagent.com)

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## **Sashes, 11a Quay Street, Minehead**

- Popular Seafront Location - Views towards the Bristol Channel
- Grade II Listed Cottage - Three Bedrooms
- Sitting Room - Kitchen/Dining Room
- Gas Central Heating - Two Bathrooms
- Landscaped Tiered Garden

Tenure: Freehold EPC Rating: Exempt

# £345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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