

FOR SALE

Guide Price £795,000

Littlebrook

Minehead



An exceptional opportunity to purchase a 2 bedroom mews cottage with a block of 5 x 1 bedroom flats, the property is a short drive to Minehead coast and available over 2 freeholds. The cottage itself boasts a sitting room, a stunning kitchen/dining room, conservatory, family shower room and patio garden.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Accommodation

Front door opening to:-

Entrance Hall

With a feature tiled floor and open plan through to:-

Kitchen/Dining Room

c.16'6 x 9'2 (5.08m x 2.81m)

With a double glazed window and door to the rear garden, a continuation feature tiled floor, wall mounted storage cupboards and drawers, with granite working surface incorporating a Belfast sink with mixer tap, space and point for a range cooker with extractor cooker hood over, stairs to the first floor accommodation, tiling to splash prone areas, archway through to:-

Sitting Room

c.15'9 x 8'6 (4.86m x 2.62m)

With a continuation feature tiled floor, a double glazed skylight window, television point and glazed doors to the:-

Conservatory

c.10'3 x 7'8 (3.14m x 2.40m)

With a double glazed windows to the rear and side aspects.

Bedroom 2

c.14'9 x 8'5 (4.54m x 2.61m)

With windows to the front aspect, feature tiled floor.

Family Shower Room

With a fully tiled shower cubicle, wash hand basin, low-level WC, built-in storage cupboard and heated towel rail.



FIRST FLOOR

First-Floor Accommodation

Bedroom 1

c.21'2 x 16'5 (6.5m x 5.0m)

With 2 Velux windows to the front and rear elevations, a range of storage cupboards and drawers, a luxury spa bath, extractor fan and television point.

Outside

The property benefits from having a low maintenance patio garden with a raised deck area, and access through to a terraced 4 story Victorian building, this has been converted into 5 separate flats:-

Kilburnie

1 The Terrace

Bircham Road

Alcombe

Minehead

Somerset

TA24 6BG

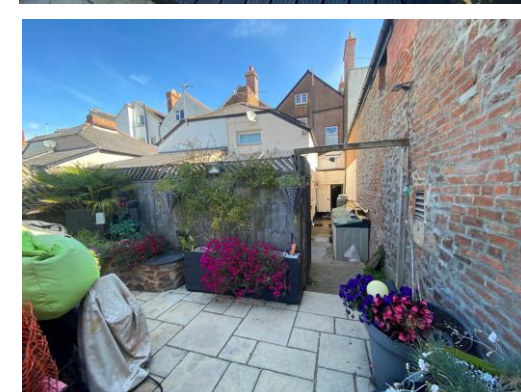
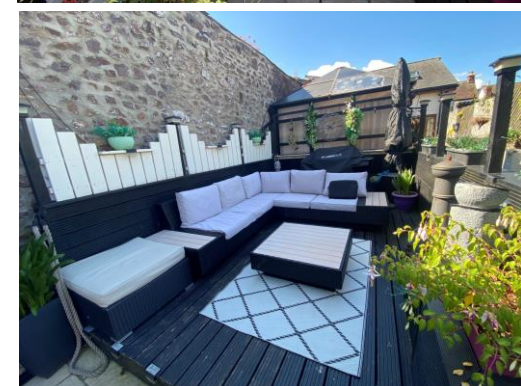
With communal hallway, stairs and landing, each flat has a sitting room, kitchen and bath or shower room, all are presented well and fully let, currently the income is c.£2725.00 a month but could be raised to approximately £3400.00 a month depending on market conditions.

The main cottage is council tax band: - B Each of the flats are council tax bands A.

Utilities: - Mains electric, water, drainage, and gas to the flats, and mains electric, water, and drainage to the cottage which has bottled gas for cooking, solar voltaic panels to assist with hot water, Underfloor heating provided by an air source heat pump.

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on

Flood Risk: Surface Water: Very low risk Rivers and the Sea: Very low risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks on



Directions

From Taunton head out on the Minehead Road, at the roundabout where its turn right for Minehead go straight over and the property will be on your left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

