



1 Church Street

Minehead TA24 5JX

Price £335,000 Freehold

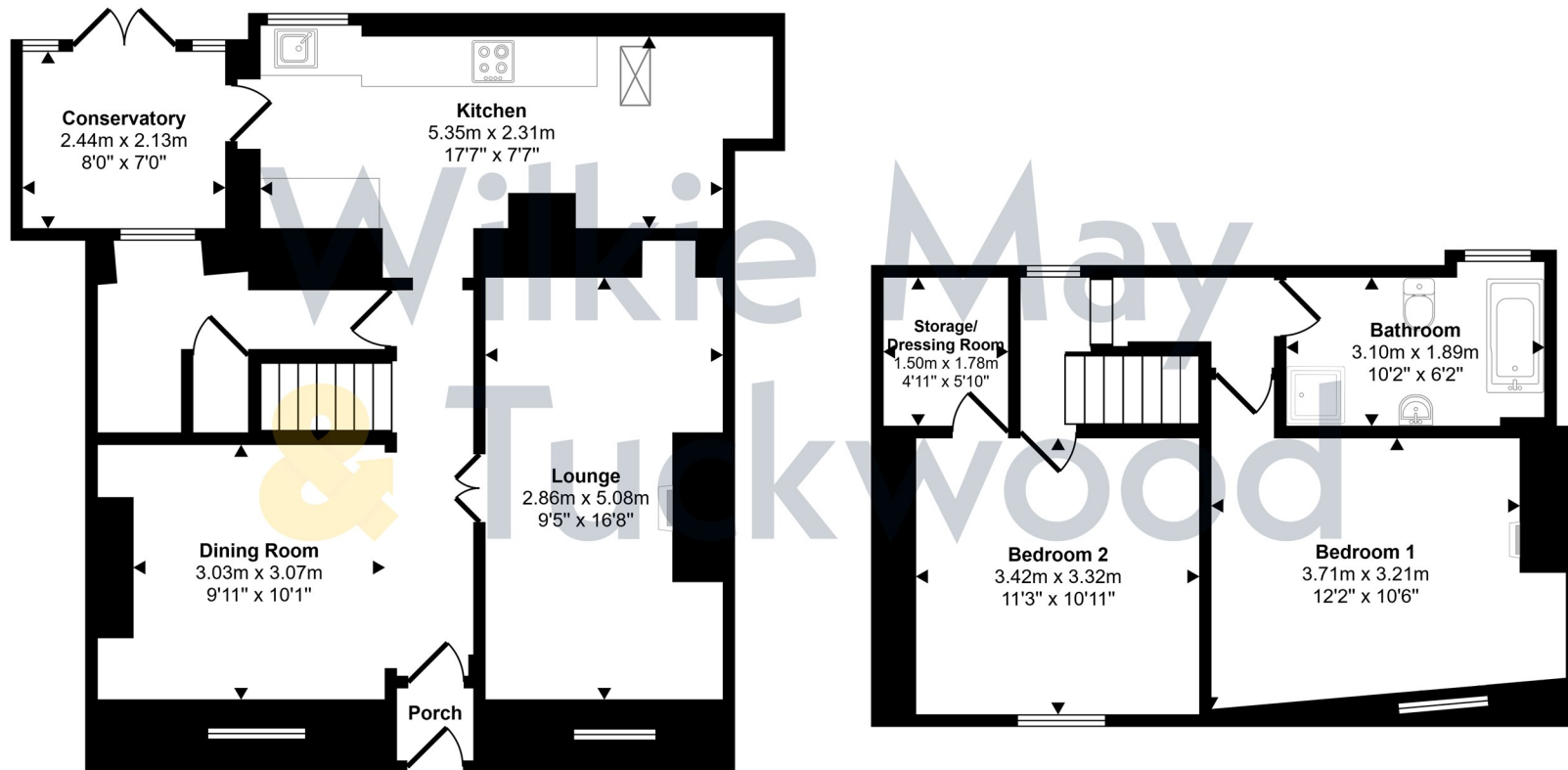


EPC

**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
112 sq m / 1207 sq ft



Ground Floor
Approx 68 sq m / 736 sq ft

First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A very pretty, two-bedroom double fronted Grade II listed cottage with delightful garden and garage situated on the lower slopes of North Hill, offered for sale with NO ONWARD CHAIN.

- Delightful Grade II listed cottage on North Hill
- Detached garage and pretty garden
- Two double bedrooms and conservatory
- Retains many original features
- NO ONWARD CHAIN



Of cob and stone construction under a thatched roof with both elevations re-thatched in 2025, this delightful property has been sympathetically renovated by the current owners and retains many character features to include ceiling beams, deep windows and a fireplace in the lounge, whilst benefiting from the modern conveniences of gas fired central heating, a modern kitchen and bathroom and a very attractive conservatory/sun room.

The accommodation comprises in brief: entrance through stable door into a small porch with door through to a good-sized open plan dining hall which has part tiled floor, fireplace with alcoves on either side and window to the front with deep window seat.

From the dining hall, stairs rise to the first floor, a door opens to a useful storage room and double doors open to the lounge.

This is a very attractive room with beamed ceiling, shelved alcove, deep window seat to the front and large feature fireplace.

Also from the dining hall there is open access to the kitchen which is a good-sized room to the rear of the



property. The kitchen is fitted with a range of base units, butler style sink incorporated into wooden work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, integrated washing machine and space for an under counter fridge freezer. The room also houses the gas fired central heating boiler and has ample space for further dining. There is a window overlooking the garden and a door into the conservatory.

From the conservatory, double doors open to the lovely garden.

To the first floor there is a landing area with window to the rear and doors to the bedrooms and bathroom. Both bedrooms have aspects to the front, one with a useful storage/dressing room. The bathroom is fitted with a four piece suite.

The garden is a particular feature of this property with a patio area immediately outside the conservatory. The remainder of the garden is laid to lawn with flower borders, shrubs and trees. There is also gated access to Middle Street.

The garage is accessed from Middle Street with a small area of off road parking in front.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Gas fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///seating-guitar.submerged **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is some limited mobile coverage. The maximum available broadband speeds are 1800 Mbps

download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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 <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



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