



**Martlet Road, Minehead, TA24 5QE**

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## **Northleigh, Martlet Road, Minehead**

Located within the popular North Hill area of Minehead just below the historic war memorial is Northleigh, a welcoming three bedroom period home offering the perfect base for exploring the stunning Somerset coast and the nearby Exmoor National Park. NO ONWARD CHAIN



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Front Door

Leading to

## Entrance Hall

With exposed floorboards, radiator, staircase rising to first floor landing with built in understairs cupboard, open plan to study area, doors to

## Study Area

6' 11" x 6' 5" ( 2.11m x 1.96m )

Window to rear, quarry tiled flooring.

## Cloakroom

Window to rear, low level WC, wash hand basin, laminate flooring.

## Sitting Room

14' 3" max x 13' max ( 4.34m max x 3.96m max )  
Double glazed window to front, exposed floorboards, feature fireplace, radiator, telephone point, wall light points.

## Kitchen

11' 3" x 9' 9" ( 3.43m x 2.97m )  
Double glazed window to side, a range of fitted base and wall units, worktop surfaces, inset sink unit, space and plumbing for washing machine, integrated oven, inset hob with cooker hood over, space for fridge freezer, tiled flooring, breakfast bar, wall mounted gas fired boiler serving the domestic hot water and central heating systems, radiator, door to

## Breakfast Room

12' 7" max x 10' 10" max ( 3.84m max x 3.30m max )  
Double glazed door to side, tiled flooring, double glazed door to enclosed courtyard, inset ceiling spotlights, lantern light window.

## First Floor Landing

Windows to front and rear, exposed floorboards, radiator, staircase rising to second floor landing with built in understairs cupboard, doors to

## Bedroom One

14' 8" max x 13' 4" max ( 4.47m max x 4.06m max )  
Double glazed windows to front and side, fitted carpet, radiator, picture rail, period fireplace.

## Separate W.C.

Window to side, vinyl flooring, radiator, low level WC.

## Bathroom

Window to side, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, radiator, part tiled surrounds, vinyl flooring.

## Second Floor Landing

Double glazed window to rear, fitted carpet, doors to

## Bedroom Two

14' 7" max x 13' 4" max ( 4.45m max x 4.06m max )  
Double glazed window to front, fitted carpet, radiator, period fireplace, built in eaves storage, access to roof space.

## Bedroom Three

11' 10" x 8' 6" ( 3.61m x 2.59m )  
Double glazed window to rear, fitted carpet, access to roof space, radiator.

## Outside

To the front & side is a mature tiered garden with shrubs and trees, steps lead up to a seating area with gate giving access to the off road parking area. To the rear of the breakfast room there is an enclosed courtyard area.

## 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.



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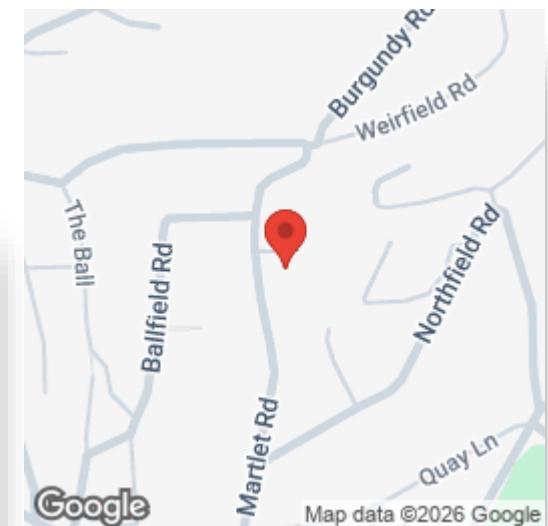
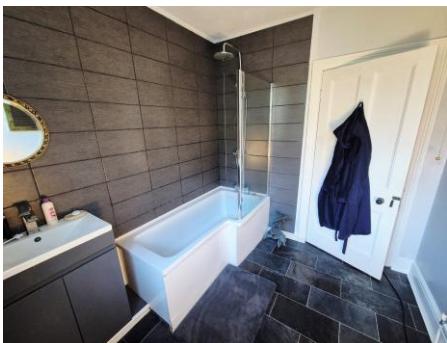
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN - Sought After North Hill Location
- Semi-Detached Period Home

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£330,000**



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Property Ref:

MIH107460 - 0004



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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