



Quay West

Minehead TA24 5UN

Price £400,000 Freehold

			
6	2	2	EPC

Wilkie May
& Tuckwood

Floorplan



Denotes head height below 1.5m

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

WITH WONDERFUL COASTAL VIEWS – A spacious, three storey, five/six bedroom semi detached house situated in an unrivalled position on Minehead sea front.

- Large sea front house with wonderful panoramic views
- Six good-sized bedrooms
- Ground floor shower room and first floor bathroom
- Courtyard garden to the rear
- Permit parking available



Of stone construction under a pitched roof, this attractive property benefits from gas fired central heating throughout with a new boiler having been installed in 2019, a large kitchen diner, a ground floor shower room in addition to a first floor bathroom and a courtyard garden.

The accommodation comprises in brief: entrance through front door into a hallway which runs the entire length of the house, affording access to the courtyard garden.

From this hallway, a door opens into a further hallway with stairs to the first floor and doors to the courtyard garden, the fitted shower room, the kitchen diner and a large ground floor reception room/bedroom one.

The kitchen diner is another large room with French doors opening out to the courtyard garden and a large walk-in larder. The kitchen is fitted with an extensive range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated oven with gas hob.

To the first floor there is a large landing area with window to the side affording lovely views and doors to a large lounge, one of the bedrooms and the bathroom.



The lounge is a large room to the front of the property with wonderful, panoramic views over the Bristol Channel.

The first floor bedroom has four windows, one to the rear and three to the side. The bathroom is a very large room fitted with a suite comprising a corner bath, wash hand basin, wc and bidet. There are also two storage cupboards, one housing the gas fired boiler and a window to the rear.

To the second floor there is a further landing with window to the side affording lovely views and doors to the remaining four bedrooms. Two have aspects to the side with lovely views, one to the front with views over the Channel and one to the rear.

Outside, there is a walled courtyard with steps leading up to the remainder of the garden.

Although the property does not have any off road parking, it is possible to obtain permits to park along Quay West and Quay Street at an annual cost of £8.00.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: <http://processes.eggling.bury> **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 57 Mbps download and 11

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 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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