

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



CANDLELIGHT

3 Tregonwell Road, MINEHEAD, Somerset TA24 5DT



CANDLELIGHT

A spacious and beautifully presented seven double bedroom house situated within easy reach of Minehead sea front and the town centre. The property is a former bed and breakfast and has en-suite shower rooms to all of the bedrooms and also has the advantage of two bedrooms on the ground floor.

The current owners have done a considerable amount of work during their ownership to include a new roof including the flat roof areas.

Of part stone, part brick construction under a pitched roof with additional flat roof areas, the property retains many original features to include picture rails, ceiling cornices and a fireplace in one of the sitting rooms but also enjoys the modern comforts of gas fired central heating and double glazing throughout, a modern kitchen and the modern en-suite facilities. Other benefits include a utility room, home gym, study, off road parking to the front and rear with a garage to the rear and an attractive courtyard garden.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The spacious accommodation comprises in brief: entrance through front door into Entrance Hall with door through to,

HALLWAY – with stairs to the first floor and doors to:

SITTING ROOM – a lovely, large room with two windows to the front.

KITCHEN – fitted with a modern range of white wall and base units, sink and drainer incorporated into black work surface with white tiled surrounds and integrated double oven with gas hob and extractor hood over. The floor has been laid with black tile effect linoleum to create a striking contrast with the

units. The sink and drainer are positioned to look through a former window into the dining room. From the kitchen there is a further HALLWAY with door to the garden, door to a fitted UTILITY ROOM and door to fitted WC.

DINING ROOM – attractive room with lantern light ceiling, wood effect flooring, space for a tall American style fridge freezer, door to a useful STOREROOM and door to,

HOME GYM – with window to the side and door to,

STUDY – also with a window to the side.

LOUNGE – with bay window to the front and attractive fireplace. Doors lead to an INNER HALL and,



BEDROOM – with window to the rear, fitted wardrobe and EN-SUITE SHOWER ROOM
From the INNER HALL, doors lead to,
LAUNDRY ROOM – fitted with a modern range of white base units, sink and drainer incorporated into black work surface with tiled surrounds, wood effect flooring, two windows to the rear and door to the garden. A door also opens to a,
CLOAKROOM – with wc and wash hand basin.
BEDROOM – with window to the front and EN-SUITE SHOWER ROOM.
MID-WAY LANDING – with spacious airing cupboard and access to,

BEDROOM – window to the side and EN-SUITE SHOWER ROOM.
FIRST FLOOR LANDING – a good-sized area with doors to all bedrooms and,
DRESSING ROOM – with window to the front, leading to a,
BEDROOM – window to the front and EN-SUITE SHOWER ROOM.
Spacious MASTER BEDROOM – with bay window to the front, fitted wardrobe, fitted dressing area and EN-SUITE SHOWER ROOM.
BEDROOM – window to the rear and EN-SUITE SHOWER ROOM.
BEDROOM – window to the rear and EN-SUITE SHOWER ROOM.



OUTSIDE

To the front there are two small areas of garden bounded by low stone walls with pathway and step up to the attractive front door. There is also off-road parking for two vehicles.

To the rear of the property there is a substantial area of off-road parking accessed from a rear lane with a DETACHED GARAGE with new felt roof and slabbed floor (June 2026) and gated access to the rear courtyard garden which has been paved for ease of maintenance with high fences affording a good degree of privacy.

SITUATION: Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

Directions: What3Words: [///likening.commands.essential](https://www.what3words.com/likening.commands.essential)

ACCOMMODATION

(all measurements are approximate)

ENTRANCE PORCH

HALLWAY

SITTING ROOM 13'4" (4.06m) x 16'8" (5.07m)

KITCHEN 13'7" (4.15m) x 9'3" (2.81m)

HALLWAY

UTILITY ROOM 6'6" (1.97m) x 6'9" (2.07m)

WC

DINING ROOM 9'2" (2.79m) x 12' (3.65m)

STOREROOM

HOME GYM 9' (2.74m) x 13'11" (4.23m)

STUDY 9'5" (2.74m) x 8'8" (2.64m)

LOUNGE 13'2" (4.02m) x 16'2" (4.94m)

INNER HALL

BEDROOM 8'6" (2.59m) x 12'1" (3.69m) EN-SUITE SHOWER ROOM

LAUNDRY ROOM 9'6" (2.89m) x 14'4" (4.36m)

CLOAKROOM

BEDROOM 9'5" (2.88m) x 9'9" (2.98m)

MID-WAY LANDING

BEDROOM 11'8" (3.55m) x 11'10" (3.61m) EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING

DRESSING ROOM 8'5" (2.56m) x 10' (3.05m)

MASTER BEDROOM 13'6" (4.11m) x 16'3" (4.96m) EN-SUITE SHOWER ROOM

BEDROOM 11'3" (3.43m) x 14'4" (4.38m) EN-SUITE SHOWER ROOM

BEDROOM 13'4" (4.06m) x 12'2" (3.72m) EN-SUITE SHOWER ROOM

BEDROOM 13'2" (4.02m) x 12'2" (3.72m) EN-SUITE SHOWER ROOM

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

Council Tax Band: E

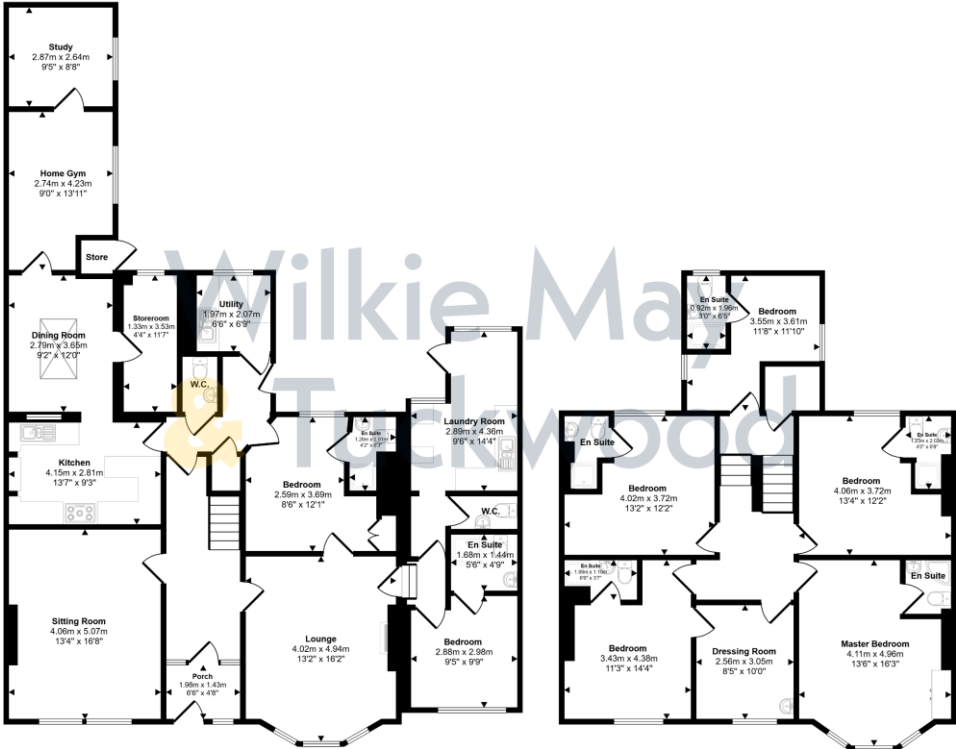
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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/>

FLOORPLAN

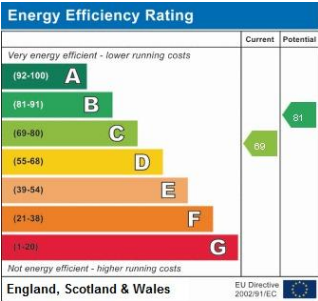
Approx Gross Internal Area
263 sq m / 2826 sq ft



Ground Floor
Approx 163 sq m / 1754 sq ft

First Floor
Approx 100 sq m / 1072 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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3 Tregonwell Road, MINEHEAD, Somerset TA24 5DT

PRICE: £650,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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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