



## Church Street

Minehead TA24 5JU

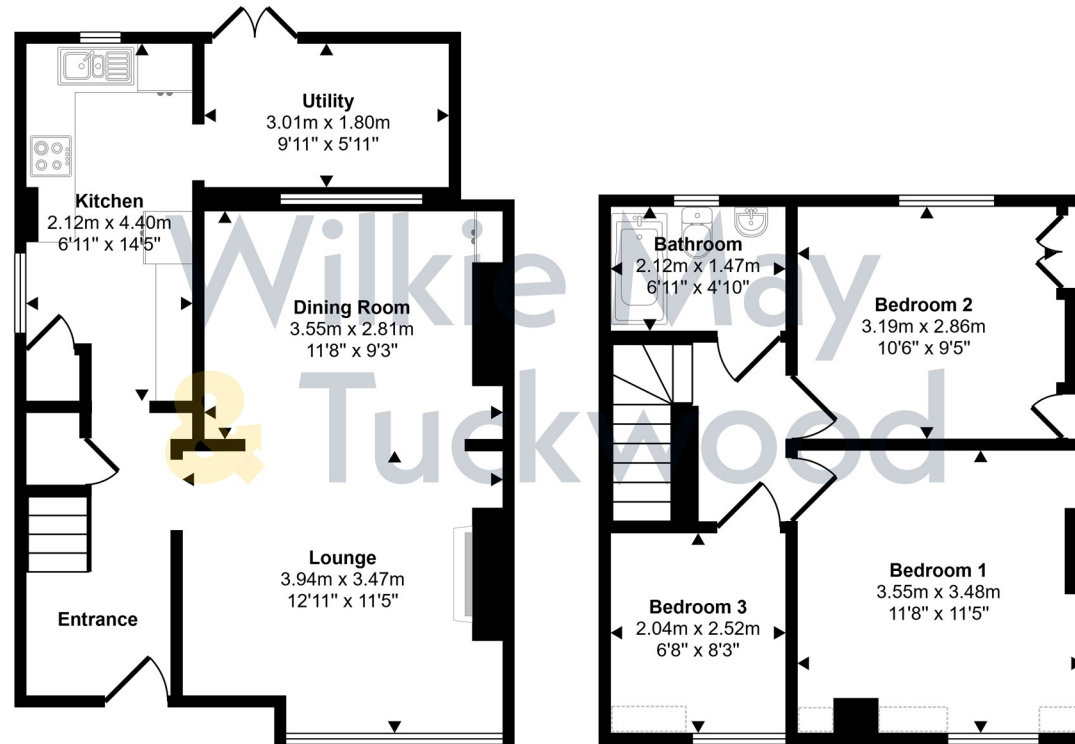
Price £330,000 Freehold

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Wilkie May  
& Tuckwood


# Floorplan

Approx Gross Internal Area  
85 sq m / 913 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft

First Floor  
Approx 37 sq m / 403 sq ft

 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

**A very attractive, three-bedroom end-of-terrace cottage located within a sought after area on the lower slopes of North Hill.**

- Sought after area of Minehead
- Sympathetically updated by the current owners
- Modern kitchen and bathroom
- Gardens to the front and rear with views
- Detached garage



Wilkie May & Tuckwood are delighted to be able to offer this delightful cottage.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, under stairs cupboard and open access to the lounge diner and kitchen.

The lounge is a very attractive area to the front of the cottage with window to the front and fireplace with inset wood burning stove. The dining area has a window to the rear and useful storage cupboard.

The kitchen has windows to the rear and side and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven and hob with extractor hood over and integrated fridge freezer.

From the kitchen there is open access to a utility space which has French doors out to the garden.



To the first floor there is a landing area with doors to the bedrooms and bathroom.

Two of the bedrooms have aspects to the front with lovely views up Middle Street towards St. Michael's Church. The third bedroom has fitted wardrobes and a window to the rear with lovely views over the garden to the surrounding hills.

The bathroom is fitted with a modern three piece suite with obscured window to the rear.

Outside the property is approached from Middle Street up a flight of steps leading to the front garden which is laid with gravel for ease of maintenance. To the side of the cottage there is access to the rear garden.

The rear garden is level with a patio area immediately outside the utility area enjoying lovely views over the surrounding hills together with an area laid to lawn. To the side of the garden there is a pathway leading to a rear gate opening to the detached garage which is accessed over a rear service lane.



**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:** //venue.tasteful.vintages Council Tax Band: B

**Broadband and mobile coverage:** We understand that there is 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. 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 1998. 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. 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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