

# CHANIN & THOMAS

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**Little Thatch, 15 Vicarage Road, Minehead**



A charming three bedroom semi detached cottage of immense character occupying a fine corner position on the lower slopes of North Hill nestling just below the historic Church Steps area of the town.

\*Entrance Hall \*Sitting Room \*Inner Hall \*Bathroom \*Kitchen \*3 Bedrooms  
(one with Ensuite Shower Room) \*Garden

**Offers in the region of: £210,000**

Ref: 364

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**MINEHEAD**  
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Fax: (01643) 708560

High Street  
**PORLOCK**  
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Little Thatch, 15 Vicarage Road, Minehead, Somerset, TA24 5RP

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The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The cottage is understood to date from the 17th Century and boasts a wealth of character features including exposed beams, deep sills and is Grade II Listed as being of architectural and historical interest. It benefits from full gas fired central heating, ample power points and is of mainly stone construction with rendered elevations under a thatched roof. The well maintained accommodation is arranged as follows:

**Ground Floor Entrance Hall:**

**Sitting Room:** 4.52m (14'10) x 4.64m (15'3) ingle nook style fireplace, fitted cupboard

**Inner Hall:**

**Part tiled Bathroom:** panelled bath (h&c), wash basin (h&c), low level WC, electric shaver point

**Kitchen:** 3.32m (10'11) x 3.91m (12'10) single drainer sink unit (h&c), range of work tops with cupboards under, wall cupboards, corner bench seating, Vaillant gas fired boiler for central heating and domestic hot water

**Stairs to First Floor Landing:** fitted linen cupboard

**Ensuite Bedroom 1:** 3.78m (12'5) x 3.94m (12'11) fitted wardrobe

**Ensuite Shower Room:** with cubicle and shower (h&c), wash basin (h&c), low level WC, electric shaver point

**Bedroom 2:** 3.82m (12'6) x 1.94m (6'4) fitted cupboard

**Bedroom 3:** 5m (16'5) x 2.69m (8'10) wash basin (h&c)

**Outside:** There is an enclosed cobbled courtyard style garden and enclosed lawn with garden shed and space if required to create a parking area subject to planning permission.

**Services:** mains electricity, water, drainage and gas

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**Note:** The sale price includes the carpets, curtains, furniture and effects.

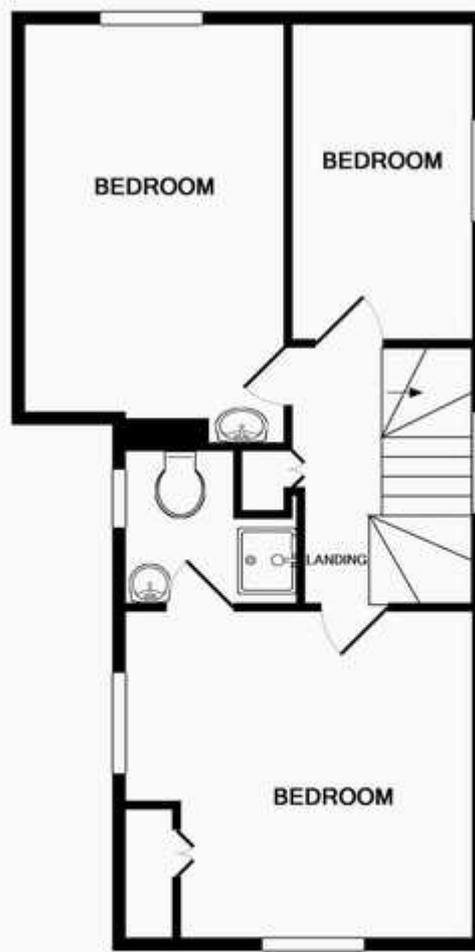
**Agents Note:** The adjoining one bedroom cottage - 17 Vicarage Road and neighbouring three bedroom cottage - 19 Vicarage Road - are also available for sale. Further details available from the agents Minehead Office.

**VIEWING:** By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

**EMAIL ADDRESS:** [post@chaninandthomas.co.uk](mailto:post@chaninandthomas.co.uk) **WEBSITE:** [www.chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
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