

# CHANIN & THOMAS

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23 Quay Street, Minehead



Occupying a fine position on the sea front enjoying outstanding views to the Bristol Channel and along the coast - a charming two bedroom double fronted terraced cottage of character. The property is situated close to the Harbour and the Culvercliff area at the foot of North Hill with virtually direct access to delightful walking countryside. It is also within easy level walking distance of the town centre and all its amenities along with Blenheim Gardens.

- \*Entrance Hall \*Sitting Room \*Kitchen/Dining Room \*2 Bedrooms  
\*Bathroom \*Enclosed Yard \*Utility Room \*Terraced Garden

**£239,500 Freehold**

**NO ONWARD CHAIN**

Ref: MT/864

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23 Quay Street, Minehead, Somerset, TA24 5UL

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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 property has been maintained and enhanced to a high standard incorporating full gas fired central heating yet retains much of its original character and charm including a wealth of exposed beams. It is Grade II Listed as being of architectural and historical interest and is mainly of stone construction under a slate roof and the well presented accommodation is arranged as follows:

**Entrance Hall:** under stairs cupboard

**Sitting Room:** 4.81m (15'9) x 3.35, ingle nook fireplace and fitted solid fuel fired range, lead light windows

**Kitchen/Dining Room:** 4.71m (15'5) x 2.92m (9'7) Belfast style sink (h&c), range of work tops with cupboards and drawers under, wall cupboards, tiled floor, fireplace incorporating wood burning stove, fitted dresser unit, door to rear garden

**Stairs to First Floor Landing:** Note - we understand that planning permission was previously obtained to extend into the loft area which has now lapsed

**Bedroom 1:** 3.89m (12'9) x 4.8m (15'9). Note - this is a double aspect room and could be sub-divided if required to form a further bedroom, airing cupboard/wardrobe housing Vaillant gas fired boiler for central heating and domestic hot water (new in 2015)

**Bedroom 2:** 4.38m (14'4) x 3.73m (12'3) range of fitted wardrobes

**Part Tiled Bathroom:** panelled bath (h&c), vanity unit (h&c), low level WC, cubicle and shower (h&c)

**Outside:** The garden to the rear of the property is accessed via the door from the kitchen/dining room and there is a small enclosed yard incorporating a dis-used old well and cold water tap. Steps rise from the rear to the terraced garden that is laid to shrubs and incorporates two paved seating areas from which outstanding views can be enjoyed to the sea, along the coast and Harbour.

**Utility Room:** 3.32m (10'11) x 1.93m (6'4) plumbing for washing machine, power points, electric light

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

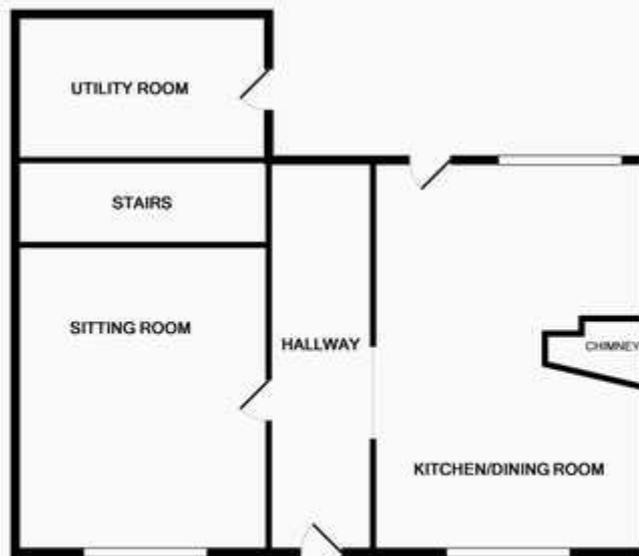
**Council Tax Band:** B (West Somerset Council)

**EPC Rating:** Exempt

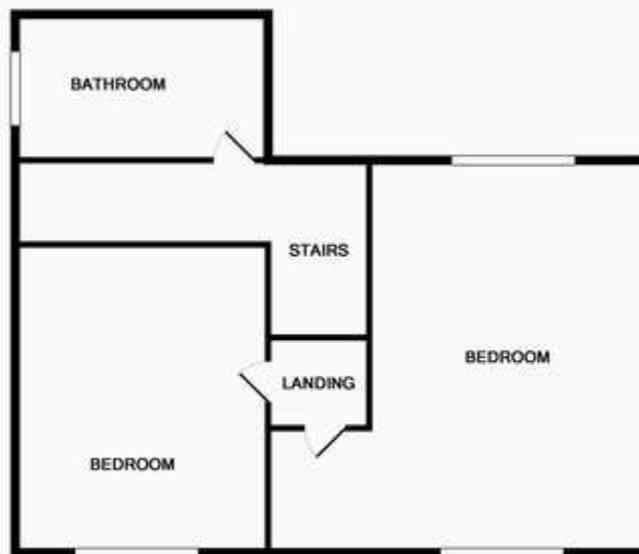
**Tenure:** Freehold

**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)



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
Made with Metropis 02016

These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

