



Blenheim Mews,
Minehead | Somerset | TA24 5QZ

Price: £295,000

GENERAL REMARKS AND STIPULATION

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

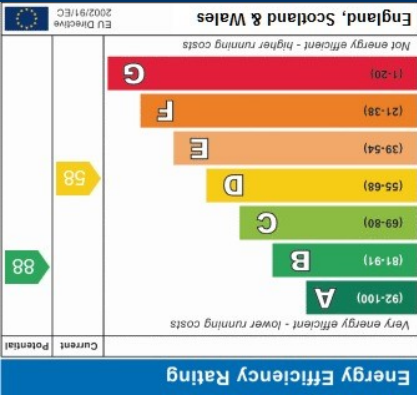
Services:
Mains water with meter, mains electricity,

mains drainage, gas fired central heating.

Local Authority:

West Somerset Council, 20 Fore Street, Williton, Taunton, Somerset. TA4. Tel/ 01643 703704

Council Tax Band: D



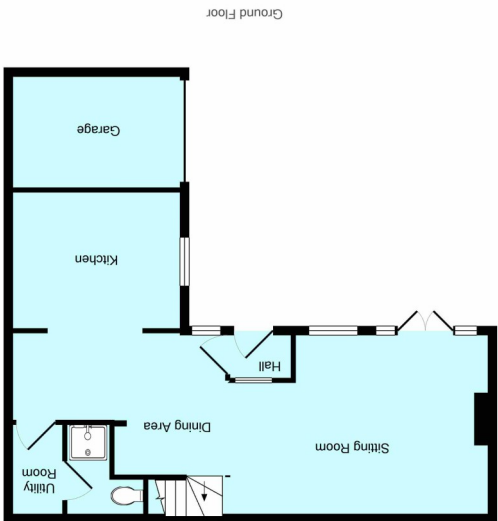
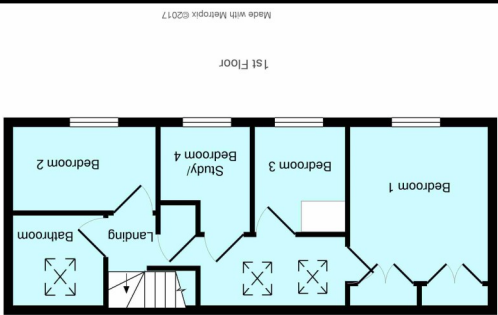
Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ

WILKIE MAY & TUCKWOOD

IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 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.

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.

8. Financial Evaluation 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 PROPERTY MISDESCRIPTORS ACT 1991 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. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not





DESCRIPTION: A most attractive, four bedroom mews cottage situated in a tucked away position within easy walking distance of town centre amenities, Blenheim Gardens and Minehead sea front. Although converted and sympathetically restored during the 1980's and benefiting from the modern conveniences of gas fired central heating and double glazing throughout, the property retains many character features to include wooden beams, stained wood doors, leaded light windows and exposed stone work. The property also benefits from a ground floor shower room in addition to the first floor bathroom, a garage and off road parking.

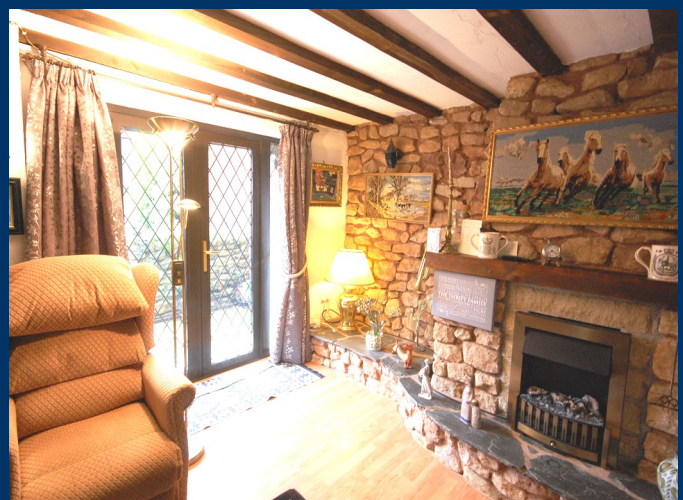
The accommodation comprises in brief: Entrance through front door into a small Entrance Hall with window to the front, internal window into the Sitting Room and door into the open plan Sitting/Dining Room. The Sitting/Dining Room is a large, beautifully presented room with feature fire place with inset gas fire, stone chimney breast, slate hearth and raised plinth along the width of the room. Leaded glass patio doors with matching panels on either side lead to a small patio area to the front of the property. There is also a further window to the front, stairs to the first floor and wood effect flooring. From the Dining Area a door leads into a fitted Utility Room which houses the gas fired boiler and has space and plumbing for a washing machine and in turn has a door into a fitted Shower Room. The Kitchen is fitted with a matching range of wood fronted wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated appliances to include a gas hob and electric oven and leaded light window with an aspect to the front.

To the first floor there is a good sized landing area with two velux windows, a storage cupboard and doors to all Bedrooms, all with aspects to the front and Bedrooms 1 and 3 benefiting from built-in wardrobes. There is also a fitted Bathroom with velux window.

Outside, the property is approached over a paved patio area providing for off road parking and leading to the Garage with up and over door, window, tap, light and power. There is also a small garden area with stone walls designed with ease of maintenance in mind.

SITUATION: Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn right and follow the road straight along as it becomes The Parade. Take the third turning on the left into Blenheim Road and then the first turning on the left into Martlet Road. Take the first turning on the right into Blenheim Mews where the property will be found after a short distance on the left hand side.



A most attractive four bedroom mews cottage with garage and off road parking situated in a tucked away position within easy walking distance of all town centre amenities. An internal viewing of this delightful property is highly recommended.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL**, **SITTING AREA** 18'11" (5.76m) x 15'3" (4.64m) **DINING AREA** 17'5" (5.30m) x 12'2" (3.70m) max. 8'3" (2.51m) min. **UTILITY ROOM** 7'1" (2.15m) x 5'6" (1.67m) **SHOWER ROOM** **KITCHEN** 12'2" (3.70m) x 10'1" (3.07m)

FIRST FLOOR LANDING, **BEDROOM ONE** 12'6" (3.81m) x 11'10" (3.60m) not including the depth of built-in wardrobes **BEDROOM TWO** 12'6" (3.81m) x 8'1" (2.46m) **BEDROOM THREE** 7'10" (2.38m) x 7'7" (2.31m) not including the depth of a built-in wardrobe **BEDROOM FOUR/STUDY** 7'8" (2.33m) x 6'9" (2.05m) **BATHROOM**