

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

98 Cher, Minehead



This property comprises a substantial and spacious terraced house occupying a convenient position within walking distance of the town centre and all its amenities.

*Entrance Hall *Sitting Room/Dining Room *Breakfast Room *Kitchen *3 Bedrooms *Bathroom *Shower Room *Gardens *Rear Store Shed

Offers in the region of: £212,500

Ref: 111

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

98 Cher, Minehead, Somerset, TA24 5EN

This property comprises a substantial and spacious terraced house occupying a convenient position within walking distance of the town centre and all its amenities.

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 well maintained property benefits from gas fired central heating, double glazing and the accommodation is arranged on two floors as follows:

Entrance Hall: cloaks cupboard, laminate flooring

Sitting Room/Dining Room: 7.72m (25'4) x 3.71m (12'2) and 4.23m (13'11), fireplace with Living Flame coal effect gas fire (not connected at present), glazed door to rear garden

Breakfast Room: 3.31m (10'10) x 3.87m (12'8) cupboard under the stairs, tiled floor, opening to

Part Tiled Kitchen: 3.4m (11'2) x 4.23m (13'11) modernised and containing single drainer sink unit (h&c) with cupboards under, work tops with cupboards and drawers under, wall cupboards, five ring gas hob with stainless steel extractor hood and splash back over, electric double oven, Neff dishwasher, Hotpoint washing machine, Vokera gas fired boiler for central heating and domestic hot water, door to garden.

Stairs to First Floor Landing: hatch to roof space, fitted linen cupboard

Bedroom 1: 3.85m (12'8) x 3.66m (12')

Bedroom 2: 3.65m (12') x 3.32m (10'11), two built in wardrobes

Bedroom 3: 3.25m (10'8) x 3.04m (10'), mirror fronted wardrobe, glazed doors to balcony with steps to rear garden

Tiled Bathroom: (could be reinstated to form bedroom 4 if required) with corner jacuzzi panelled bath (h&c), vanity unit (h&c), low level WC

Part Tiled Shower Room: shower cubicle and shower (h&c), wash basin (h&c), low level WC, airing cupboard housing hot water cylinder

Outside: There is an enclosed small front garden and to the rear there is a good sized further enclosed garden that is laid mainly to brick paving with barbecue area and decking.

Rear Store Shed:

Services: mains electricity, water, drainage and gas

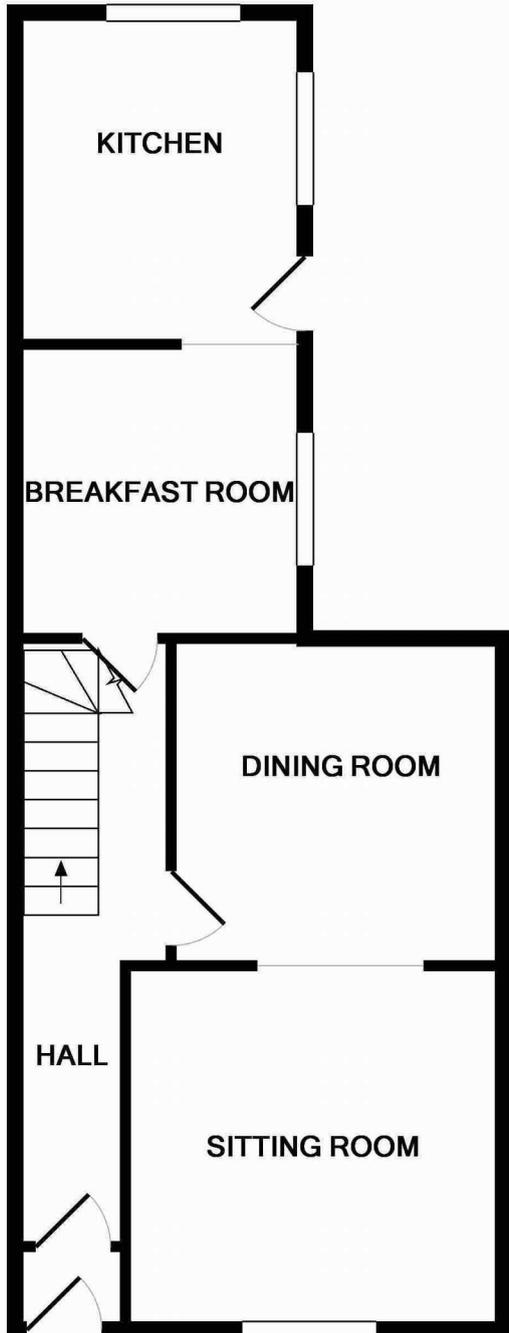
Council Tax Band: C

Tenure: Freehold

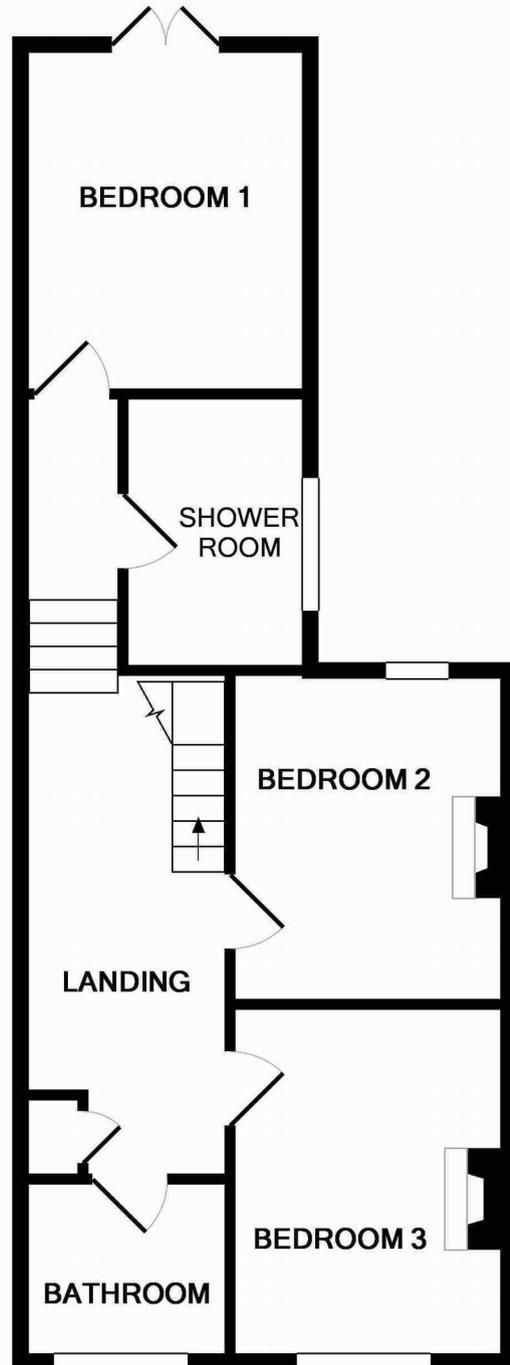
VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: minehead@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	56	(39-54) E	51
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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

