



MINEHEAD TOWN COUNCIL



Pet Supplies

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with

CHANIN & THOMAS

3 Summerland Road

Minehead, Somerset

3 Summerland Road, Minehead, Somerset, TA24 5BP

Guide Price £275,000

DESCRIPTION

Development project of interest to builders and developers - occupying a central position close to shops and other amenities - an opportunity to acquire partially renovated and converted three ground and first floor properties comprising two 2 bedroom first floor flats and one 2 bedroom ground and first floor maisonette/cottage, along with enclosed yard providing ample car parking space. The properties have been partially renovated and converted under Planning Application No. 3/21/11/088, and outstanding works are required to complete the project. The premises are of mainly stone and some brick construction under a mainly tiled and part slate roof and the intended accommodation of each property will be as follows:

ACCOMODATION

FLAT 1: first floor and with double glazing, external staircase to

Entrance Hall

Kitchen: 5.18m (17') x 3.71m (12'2)

Sitting Room: 4.89m (16'1) x 5.5m (18'1)

Bathroom: with WC

Bedroom 1: 3.11m (10'2) x 3.24m (10'8)

Bedroom 2: 2.64m (8'8) x 2.11m (6'11)

FLAT 2 : with self contained access from Summerland Road and with the benefit of double glazing

Ground Floor Entrance Hall: with staircase to first floor landing

Living Room/Kitchen: 5.02m (16'6) x 4.06m (13'4)

Bathroom: Separate WC

Bedroom 1: 2.69m (8'10) x 3.66m (12')

Bedroom 2: 3.22m (10'7) x 2.93m (9'7)

No. 3: ground and first floor maisonette style cottage with part double glazing

Ground Floor Living Room: 3.27m (10'9) x 3.14m (10'4)

Kitchen: 3.23m (10'7) x 4.34

Bathroom: with WC

First Floor Small Landing

Bedroom 1: 3.75m (12'4) x 3.13m (10'3)

Bedroom 2: 2.63m (8'8) x 1.91m (6'3)

Outside: Enclosed Yard

SITUATION

Minehead is known as the gateway to the Exmoor National Park where some of the best moorland and woodland countryside can be explored. Minehead is ideal for a seaside holiday and offers a beautiful sandy beach, set directly across from the West Somerset Steam Railway, also providing good shopping facilities, excellent First, Middle and Upper Schools, and has a regular local bus service that connects to the County Town of Taunton (approx 25 Miles), with direct access to the M5 and mainline railway station.

Services: mains electricity, water, drainage and gas

Tenure: The property is held on a 999 year Lease

Plans: **Copies of plans are available for inspection at the Agents Minehead Office - (01643) 706666**

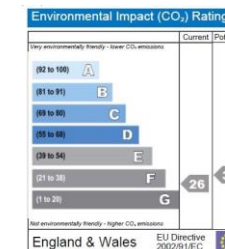
VIEWING

By appointment with Greenslade Taylor Hunt

Telephone 01643 706666

E-mail

minehead@chaninandthomas.co.uk



Offices locally at Minehead, Williton, Porlock, Nether Stowey, South Molton, Tiverton, Taunton & Bridgwater

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IMPORTANT NOTICE For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.