



Quay Street, Minehead. TA24 5UL

welcome to

39 Quay Street, Minehead

A beautifully presented well-proportioned two bedroom period Grade II Listed terraced house situated within one of Minehead's most desirable coastal locations. Positioned close to the seafront, harbour, and town centre, the property offers an excellent balance of character & convenience.



The Property

Situated within

Quay Street which is recognised as a popular residential location in Minehead, characterised by a mix of period terraced houses and close proximity to the coast. The setting is particularly attractive to those seeking easy access to the promenade, local shops, restaurants and the wider amenities of the town, as well as the surrounding countryside and Exmoor National Park. This beautifully presented Grade II Listed two bedroom period terraced cottage benefits from a new roof in 2023 and forms part of a well established street of traditional homes and benefits from both its coastal setting and convenient access to the local countryside surrounding Minehead.

The accommodation provides generous internal space arranged over two floors with an open plan kitchen/dining room, living room, to the first floor are two bedrooms enjoying fantastic far reaching views across the Bristol Channel, modern bathroom and a utility. To the outside is a delightful enclosed small courtyard with a two storey former net loft with attached shower room. An internal inspection is a must to fully appreciate what the property has to offer.

Front Door

Leading to

Entrance Lobby

With inner stable door leading to kitchen/dining room.

Kitchen/Dining Room

21' 5" max x 11' 3" max (6.53m max x 3.43m max)

Window to front, tiled effect vinyl flooring, a range of cream coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, Belling range style electric cooker, integrated washing machine, integrated fridge, tiled splashbacks, electric consumer unit/meter in cupboard, exposed beams, two radiators, door and staircase rising to the first floor landing, open plan to

Sitting Room

21' 1" x 8' 7" (6.43m x 2.62m)

Window to front with window seat, wooden flooring, exposed beams, wall light points, radiator, stone fireplace, feature fireplace.

First Floor Landing

With fitted carpet, window to rear, door to courtyard, doors to

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

Window to front with window seat enjoying fantastic far reaching views across the Bristol Channel, exposed floorboards, inset ceiling spotlights, wall light points, radiator.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

Window to front with window seat enjoying fantastic far reaching views across the Bristol Channel, radiator, exposed floorboards.

Bathroom

Window to rear, a modern fitted suite comprising low level WC, pedestal wash hand basin, roll top bath with Victorian style mixer tap and shower attachment over, shower unit over, heated towel rail, extractor unit, tiled flooring, wall mounted gas fired boiler in cupboard, shaver point, inset ceiling spotlights.

Fitted Storage Room

8' 5" x 5' 5" (2.57m x 1.65m)

Window to rear with window seat, a range of fitted green coloured base and wall units, worktop surfaces, tumble dryer, radiator, laminate flooring, access to roof space.

Enclosed Courtyard

17' 10" x 6' 8" (5.44m x 2.03m)

A delightful gravelled and decked courtyard offering a sheltered seating area with outside light, outside water tap with automatic watering system, raised flower bed, doors giving access to the two storey former net loft and shower room.

Former Net Loft

12' 3" x 8' 6" max (3.73m x 2.59m max)

Window to front, light and power, feature fireplace, stairs rising to first floor.

First Floor

13' 3" x 9' 9" (4.04m x 2.97m)

With window to front.

Attached Shower Room

9' 7" x 4' (2.92m x 1.22m)

With shower unit, vanity wash hand basin, low level WC, light.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



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welcome to

39 Quay Street, Minehead

- Highly Desirable Location
- Fantastic Far Reaching Coastal Views
- Grade II Listed Terraced Cottage
- Two Bedrooms - Kitchen/Dining Room
- Gas Central Heating - Small Courtyard with Former Net Loft

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107722 - 0012

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