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MINEHEAD SOMERSET



AN EXCELLENT OPPORTUNITY TO ACQUIRE A SEASIDE PROPERTY WITH UNINTERRUPTED VIEWS OVER THE BAY WITH CAFE/TEA ROOM AND ADJOINING 3 BEDROOM ACCOMMODATION

Guide: £285,000

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Seacrest, Quay West, Minehead, Somerset, TA24 5UN

GENERAL DESCRIPTION

This Semi Detached sea front 'Home with income' is located within 200 yards of the old harbour and enjoys superb sweeping views over the bay towards the Welsh coastline.

Adjoining the property is a beach cafe/tea room with large paved terrace, all overlooking the sea and which has been established for over twenty years. At present the cafe currently opens between April and October during the day for tea and coffees, lunches, light snacks, cream teas and ice creams and relies on passing trade but has excellent scope to fully exploit the commercial seaside business. The living accommodation is equipped with gas fired central heating and provides three bedroom accommodation with roof terrace, off road parking space and the former garage has been converted to provide a store room and customers w.c.

The town centre is within approximately half a mile where there is an excellent range of shopping, banking and recreational facilities and the county town of Taunton is approximately twenty two miles to the east and has main line rail connections and access to the motorway network. For those who enjoy exploring the countryside, the Quantock, Brendon and Exmoor hills are all close at hand and situated at the end of the sea front the property is ideally placed to attract passing trade including walkers where the property is situated at the start of a footpath leading up into superb woodland walks.

Details of the accommodation with approximate room sizes given are as follows:-

Glazed entrance door leading to -

CAFE/CONSERVATORY 27' 6" max x 9' 2" opening to 18' (8.38m max x 2.79m opening to 5.49m)

With large picture windows along the front overlooking the terrace and enjoying immediate views across the sea towards the Welsh coast. With three power points, laminate flooring and door through to -



KITCHEN/PREPARATION ROOM 21' 8" x 11' (average) 12' 6" (6.60m x 3.35m (average) 3.81m)

Fitted with a range of base and wall units arranged on three sides and comprising a one and a half bowl single drainer stainless steel sink unit set in a range of roll edge surfaces with cupboards and spaces under with plumbing for dishwasher and washing machine, stainless steel five ring gas hob range style cooker, excellent range of matching roll edged surfaces with cupboards, drawers under, matching adjoining tall cupboard, range of matching wall cupboards with two double fronted glazed display cabinets, part tiled surrounds, wall mounted

wash hand basin with hot and cold, stainless steel extractor hood, two spot light tracks, obscure glazed apex roof light, deep recess for tall fridge/freezer, open fronted understairs storage cupboard, vinyl floor covering, thirteen power points and glazed door to -



SMALL LOBBY

With vinyl floor covering and door to -

SEPARATE W.C.

With low level suite, extractor fan, roof light and vinyl floor covering.

LOUNGE/DINING ROOM 22' 10" max x 12' 9" narrowing to 9' 8" in Dining area (6.96m max x 3.89m max 2.95m min)

A double aspect room immediately overlooking the sea with views towards the Welsh coastline. Stone fireplace with freestanding living flame gas fire on a raised tiled hearth, timber mantle, double radiator, four power points, coved ceiling, part secondary glazing and fitted carpet. Obscure glazed door to -



INNER HALL

With power point, fitted carpet, understairs storage cupboard, return door to cafe and carpeted staircase with timber balustrade leading to -

FIRST FLOOR LANDING

With windows to rear and side. Fitted with power point, telephone point and fitted carpet.

BEDROOM 1 11' 7" x 10' 11" (3.53m x 3.33m)

A double aspect room overlooking the roof terrace and the sea with views towards the Welsh coastline. With pedestal wash hand basin with mirror over, fitted double full height wardrobe with cupboards over, double radiator and four power points. Part glazed door to roof terrace and door to -

EN SUITE W.C.

With low level w.c., window and fitted carpet.

BEDROOM 2 10' x 9' 9" (3.05m x 2.97m)

A double aspect room to the front enjoying sweeping views over the sea towards the Welsh coastline. Pedestal wash hand basin with mirror and light over, built in double fronted wardrobe, double radiator, three power points and fitted carpet.

BEDROOM 3 10' 9" x 9' 8" (3.28m x 2.95m)

Again to the front enjoying similar views. Fitted with pedestal wash hand basin with mirror and light over, built in double fronted wardrobe, double radiator, three power points, fitted carpet and access hatch to roof space.

BATHROOM

Fitted with a four piece white suite with brass furniture comprising a bath with central mixer tap with hand shower attachment set in a tiled surround, high level antique style w.c., pedestal wash hand basin with mixer tap, large walk in tiled shower with Mira shower unit, part tiled walls to dado height, tiled flooring, two secondary glazed windows and Airing Cupboard with lagged hot water cylinder and fitted shelving. Access hatch to roof space.

OUTSIDE

From Bedroom 1 there is a glazed door giving access out onto a roof terrace over the cafe with timber fence surround and enjoying superb views over the sea towards the Welsh coastline. On the ground floor level immediately in front of the cafe is a paved terrace off which is a customer w.c. with Saniflow low level w.c., wall mounted wash hand basin with hot water heater over, storage area and door to further -

STORAGE AREA 10' 10" x 8' 6" (3.30m x 2.59m)

With electric light, power and double opening timber doors to outside where there is an off road parking space.

SERVICES

Mains water, electricity, drainage and gas.

TENURE:

Freehold

DIRECTIONS:

From our office in Friday Street, proceed down through the town towards the sea front. On reaching the sea front, turn left along The Esplanade heading towards the harbour following the road to the very end passing the harbour where the property is the last on the left hand side.

For clarification we wish to inform 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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