



## Queens Road

Minehead, TA24 5DZ  
£450,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan

ACCOMMODATION [All measurements are approximate],

ENTRANCE PORCH,

ENTRANCE HALL,

SITTING ROOM 15'9" (4.80m) x 13' (3.96m)

DINING ROOM 12'8" (3.86m) x 12'7" (3.83m)

KITCHEN/BREAKFAST ROOM 21'2" (6.45m) x 12'3" (3.73m)

WC

FIRST FLOOR LANDING,

BEDROOM ONE 13' (3.96m) x 12'8" (3.86m)

BEDROOM TWO 12'8" (3.86m) x 12'8" (3.86m)

BEDROOM THREE 12'5" (3.78m) x 9' (2.74m)

BEDROOM FOUR 10' (3.04m) x 9'7" (2.92m)

BATHROOM

SHED 20' (6.09m) x 8' (2.43m)

The diagram consists of two floor plan views. The left view is labeled 'GROUND FLOOR' and shows a layout with an entrance porch leading to an entrance hall. From the hall, there is access to a sitting room, a dining room, a kitchen/breakfast room, a WC, and a staircase with 'UP' and 'DOWN' directions. The right view is labeled '1ST FLOOR' and shows a landing area with a staircase leading 'DOWN' to the ground floor. The landing provides access to four bedrooms and a bathroom. An air conditioning unit (AC) is also indicated on the 1st floor plan.

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# Description

A substantial four bedroom semi-detached family home situated in a popular residential area of Minehead within easy walking distance of town centre amenities and the recreation ground. Although benefiting from the modern conveniences of gas fired central heating and double glazing, the property does retain many original features to include fire places and picture rails. Other benefits include two reception rooms, a cloakroom, an attractive garden with a range of outbuildings, off road parking and the potential to create a garage at the rear of the property subject to planning permission.

- 2 reception rooms
- 4 bedrooms
- Off road parking
- Close to town centre amenities
- Retains many original features



THE ACCOMMODATION COMPRISES IN BRIEF:  
entrance into Porch then through to the HALL with stairs to the first floor and door to CLOAKROOM.

SITTING ROOM: bay window to the front and fire place with inset living flame gas fire.

DINING ROOM: French doors leading to the rear garden and fire place with living flame gas fire.

KITCHEN/BREAKFAST ROOM: lovely large room with fitted kitchen and integrated appliances to include dishwasher, washing machine, tumble dryer and fridge freezer. There is also space for a range cooker and a breakfast bar together with windows to the rear and side and door to the garden.

BEDROOMS 1 and 4: have aspects to the front

with lovely views.

BEDROOMS 2 and 3: have aspects to the rear.

BATHROOM: with fitted suite.

OUTSIDE: the property is approached over a driveway providing for off road parking with the remainder of the front garden laid to lawn with flower borders. To the side of the property there is gated access to the rear garden which has an Indian sandstone patio immediately outside with the remainder laid to lawn. There is also a large shed, a useful range of outbuildings, a gardener's wc and covered storage areas. There is also a pedestrian gate leading to a rear service lane which has vehicular access with the potential for a garage (stpp).



#### 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:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [w3w.co/trump](http://w3w.co/trump). [sweeter.twin](http://sweeter.twin)

**Council Tax Band:** E

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