



**Cowdray Close, Minehead, TA24 5HN**



**welcome to**

**9 Cowdray Close, Minehead**

Occupying a tucked away position at the end of this popular residential cul-de-sac is this well presented detached three bedroom bungalow. The property enjoys views towards North Hill & benefits from gas central heating, double glazing, garage & car port, front & rear gardens. Viewing is a must!



### Double Glazed Front Door

Leading to

### Entrance Porch

With inner stable door leading to

### Entrance Hall

With fitted carpet, access to roof space, built in airing cupboard, radiator, telephone point, doors to

### Cloakroom

Double glazed window to side, low level WC, pedestal wash hand basin, part tiled surrounds, shaver light/point, fitted carpet, radiator.

### Lounge/ Dining Room

18' 3" max x 16' 5" max ( 5.56m max x 5.00m max )  
Double glazed windows to front & side, radiator, gas fire set in decorative fireplace surrounds, wall light points, fitted carpet, telephone point.

### Kitchen

10' 10" x 8' ( 3.30m x 2.44m )  
Double glazed window to side & double glazed door to the utility area. A range of fitted base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, tiled splashbacks, concealed underlighting, integrated double oven, inset gas hob, space for fridge freezer.

### Utility Area

14' 1" x 4' 8" ( 4.29m x 1.42m )  
Double glazed windows, two double glazed sliding doors, vinyl floor, space & plumbing for washing machine, heated towel rail.

### Bedroom One

12' 8" x 9' 9" max ( 3.86m x 2.97m max )  
Double glazed window to rear, fitted carpet, radiator, built in wardrobe, telephone point.

### Bedroom Two

11' 6" x 8' 6" ( 3.51m x 2.59m )  
Double glazed window to rear, fitted carpet, radiator, built in wardrobe.

### Bedroom Three

8' 8" max x 8' ( 2.64m max x 2.44m )  
Double glazed window to front, fitted carpet, radiator, built in wardrobe.

### Bathroom

Double glazed window to side, shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, shaver point/light, fitted carpet and tiled surrounds

### Garage

18' 8" x 8' 2" ( 5.69m x 2.49m )  
With up & over door, light & power, access to roof space, door to the rear garden & store cupboard.

### Store Cupboard

With wall mounted ideal logic + heat 18 gas fired boiler serving the domestic hot water & central heating systems, space for freezer, fitted shelving, light & power.

### Outside

The property is approached via a driveway offering off street parking, gate then gives access to the car port area & access to the garage & front door.

The front garden is mainly laid to lawn with flower & shrub beds, bordered by mature hedging & shrubs. A pedestrian gate & pathway give access to the rear garden.

The enclosed rear garden offers a degree of privacy & comprises of laid to lawn, flower & shrub beds, gravelled area, bordered by fencing & hedging.

### 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.

### Council Tax Band

D



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## 9 Cowdray Close, Minehead

- Popular Residential Cul-de-sac
- Detached Bungalow - Three Bedrooms
- Lounge/Dining Room - Kitchen - Cloakroom
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Garage & Car Port

Tenure: Freehold EPC Rating: D

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106452 - 0008

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