



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

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/MIH106452



welcome to

9 Cowdray Close, Minehead

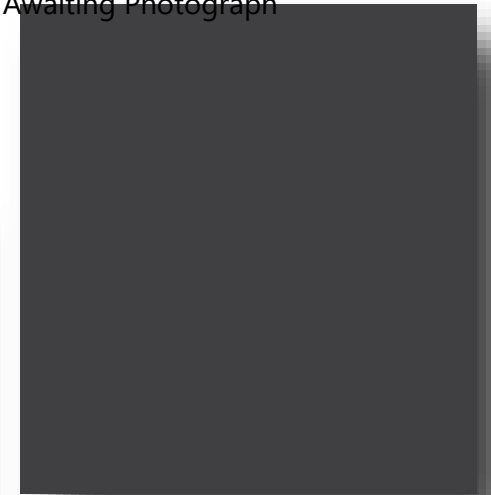
- Popular Residential Cul-de-sac
- Detached Bungalow - Three Bedrooms
- Lounge/Dining Room - Kitchen - Cloakroom
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Garage & Car Port

Tenure: Freehold EPC Rating: D

£375,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106452



Property Ref:
MIH106452 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk