



**Vicarage Road, Minehead, TA24 5RP**

**welcome to**

**31 Vicarage Road, Minehead**

Located within the popular North Hill area of Minehead enjoying lovely views of St. Michael' Church & Minehead is this well presented linked-detached two bedroom bunaglow. The property benefits from gas central heating, double glazing, attic room, front & rear gardens, garage & off street parking.



## Front Door

Leading to

## Entrance Porch

Double glazed window to side, tiled floor, radiator, light, double glazed inner door leading to

## Entrance Hall

With laminate floor, telephone point, ceiling coving, built in cupboard & built in airing cupboard with hot water cylinder & shelving, doors to

## Lounge

14' 11" x 11' 11" ( 4.55m x 3.63m )

Double glazed sliding patio door to the rear garden, fitted carpet, ceiling coving, two radiators, gas fire set in decorative fireplace, timber mantle, wall light points, TV point, staircase rising to attic room.

## Attic Room

28' 9" x 9' 7" ( 8.76m x 2.92m )

With limited headroom, double glazed Velux windows to rear, fitted carpet, wall mounted electric heater, built in cupboard, built in undereaves storage cupboards, telephone point.

## Kitchen

11' 5" x 8' 11" ( 3.48m x 2.72m )

Double glazed window to front, a range of fitted base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, space & plumbing for washing machine, space & plumbing for dishwasher, integrated double oven, inset electric hob, space for fridge freezer, tiled splashbacks, ceiling coving, vinyl floor, door to garage

## Garage

Double doors to front, light & power, window to rear, door to the rear garden, wall mounted gas fired boiler serving the domestic hot water & central heating systems.

## Bedroom One

10' 11" x 9' 10" To Wardrobes ( 3.33m x 3.00m To

Wardrobes )

Double glazed window to front, fitted carpet, radiator, built in cupboard, & fitted wardrobes with cupboards.



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## Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

(Currently being used as a Dining Room) - Double glazed window to rear, fitted carpet, ceiling coving, radiator, built in cupboard.

## Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with shower unit over, low level WC, vanity wash hand basin with cupboard under, heated towel rail, part tiled surrounds, extractor unit, tiled floor, inset ceiling spotlights.

## Outside

The property is approached via double gates giving access to the driveway offering off street parking & access to the garage. The front garden mainly comprises of flower & shrubs, trees & a pathway leading to the side of the property where a pedestrian gate gives access to the rear garden.

To the rear is an enclosed garden enjoying fantastic view of St. Michael's Church & views over Minehead. The garden comprises of a decked area immediately

off the rear of the lounge with steps then leading to a larger decked area making an ideal area for alfresco dining. Below the decking is further area of garden which comprises of flower & shrubs with a pathway. There is a gravelled area with flower & shrub beds, personal door to the garage.

## Location

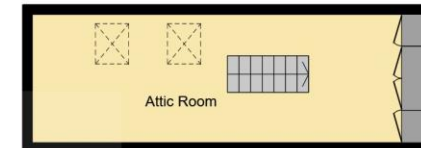
The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock 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



Ground Floor



First Floor

Total floor area 111.2 sq.m. (1,197 sq.ft.) approx

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.

welcome to

## 31 Vicarage Road, Minehead

- Popular North Hill Area
- Linked-Detached Bungalow - Two Bedrooms
- Kitchen - Lounge - Attic Room - Bathroom
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: E

**£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106441 - 0005

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