



Parkhouse Road, Minehead, TA24 8AE

welcome to

56 Parkhouse Road, Minehead

Located close to Minehead centre and enjoying far reaching views over North Hill to the rear is this spacious Four double bedroom detached home including a ground floor double bedroom and shower room, the property stands in attractive gardens with ample parking, large garage and workshop. No Chain.



Entrance Porch

Double glazed door and window to front, double glazed window to side, cloaks hanging space, glazed door to;

Entrance Hall

A spacious open plan entrance hall with stairs rising to first floor landing, useful understairs storage area, telephone point, radiator, coving.

Sitting/Dining Room

24' 4" max x 22' 7" max (7.42m max x 6.88m max)

Sitting Area

Double glazed window to front with views over front garden, feature fireplace with brick surround and gas point, television aerial point, coving, radiator.

Dining Area

Enjoying a triple aspect with double glazed windows to sides and rear enjoying views over the rear garden and North Hill beyond, double glazed patio doors giving access to the patio and gardens beyond, coving, radiator.

Kitchen

14' 2" x 8' 4" (4.32m x 2.54m)

Double glazed window to rear overlooking the rear garden and North Hill beyond, fitted range of White wall and base level units, ample granite effect worksurfaces with inset single drainer stainless steel sink unit and mixer tap, inset four ring hob, integrated eye level double oven, appliance space for fridge/freezer and washing machine, breakfast bar, walk in shelved pantry with fusebox and electric meters, mosaic tiled surrounds, coving, double glazed door to side.

Bedroom One

13' 10" x 12' (4.22m x 3.66m)

Double glazed window to front, a spacious double bedroom with recessed double wardrobe, television aerial point, radiator.

Shower Room

Double glazed window to front, White suite comprising fully tiled shower cubicle with glazed enclosure and Triton electric shower, low level w.c. and pedestal wash hand basin, chrome heated towel rail, fully tiled walls, radiator.

First Floor Landing

Double glazed picture window to front with distant sea views, airing cupboard housing hot water tank and slatted shelving, access to insulated loft space with light and partial boarding, radiator, doors to;

Bedroom Two

16' 3" x 11' 6" (4.95m x 3.51m)

Enjoying a dual aspect with double glazed window to front and double glazed window to rear overlooking the rear garden and North Hill beyond, radiator, coving.

Bedroom Three

12' 2" x 10' 3" (3.71m x 3.12m)

Double glazed window to rear with views to match bedroom two, recessed double wardrobe, radiator.

Bedroom Four

13' x 8' 4" max (3.96m x 2.54m max)

Double glazed window to rear with views to match bedroom three, recessed single wardrobe, vanity wash hand basin with tiled surround, radiator.

Bathroom

Double glazed window to side, White suite comprising panel enclosed bath with electric shower over and fitted shower screen, low level w.c., vanity wash hand basin with storage below, shavers point, recessed downlighters, fully tiled walls, radiator.

Front Garden

Enclosed with retaining wall to front boundary and twin timber gates, driveway providing off street parking for 6/7 cars, raised shaped lawn with mature flow and shrub borders, courtesy lighting, covered car port and access to;

Garage

20' x 15' 4" max (6.10m x 4.67m max)

An oversize single garage with electric remote up and over door to front, power and light, wash hand basin, courtesy door to rear gardens, door to;

Workshop

13' 2" max x 8' 6" (4.01m max x 2.59m)

Dual aspect with two double glazed windows to rear and double glazed window to side, power and light, wash hand basin, wall mounted Ideal Logic gas fired boiler.

Rear Garden

The rear garden is a feature of the property being enclosed by panel fencing with patio area to the rear of the property all enjoying views towards North Hill, winding pathways, good expanse of lawn, well stocked flower and shrub borders, mature apple and pear trees, timber summerhouse, greenhouse, external power points and outside tap.

Agents Note

The property benefits from a solar installation owned outright for the provision of free electricity with the additional benefit of a transferable feed in tariff at sixty pence per unit.

Council Tax Band E



view this property online fox-and-sons.co.uk/Property/MIH106467



welcome to

56 Parkhouse Road, Minehead

- Spacious Four Double Bedroom Detached Home
- Large Open Plan Sitting/Dining Room - Fitted Kitchen
- Ground Floor Double Bedroom & Shower Room
- Three Further Bedrooms - Bathroom - Double Glazing
- Pretty Gardens - Ample Parking - Large Garage - Solar Panels

Tenure: Freehold EPC Rating: B

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106467



Property Ref:
MIH106467 - 0005

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