



Southlands, Blue Anchor, Minehead, TA24 6UZ

welcome to

3 Southlands, Blue Anchor

Situated within the ever popular West Somerset village of Blue Anchor in a pleasant cul-de-sac position whilst enjoying fantastic views across the Bristol Channel is this well presented spacious detached bungalow. The property benefits from integral garage, gas central heating & landscaped gardens.



Double Glazed Front Door

Leading to

Entrance Porch

With inner door leading to

Entrance Hall

With fitted carpet, ceiling coving, radiator, wall light points, access to roof space, two built in cupboards, built in airing cupboard with hot water cylinder & shelving, doors to

Lounge

22' 4" x 16' 3" max (6.81m x 4.95m max)

A triple aspect room with double glazed bay window to front enjoying views towards the Bristol Channel & double glazed windows to sides, fitted carpet, two radiators, ceiling coving, wall light points, fireplace, two TV points.

Dining Room

22' 7" x 11' 5" (6.88m x 3.48m)

A dual aspect room with double glazed window to front & double glazed sliding patio door to the rear garden, two radiators, fitted carpet, telephone point, ceiling coving, integral door to garage, glazed doors to the kitchen.

Kitchen

13' 1" x 10' 7" (3.99m x 3.23m)

Double glazed window to rear overlooking the garden, door to the rear entrance porch. The kitchen comprises of a range of fitted base & wall units, worktop surfaces, inset sink unit with mixer tap, integrated double oven, inset gas hob with cooker hood over, space & plumbing for washing machine, space for undercounter fridge & space for undercounter freezer, tiled surrounds, ceiling coving, inset ceiling spotlights.

Rear Entrance Porch

With double glazed window to side, double glazed door to the rear garden, ceiling coving.

Bedroom One

17' x 11' 2" (5.18m x 3.40m)

Double glazed window to rear overlooking the garden, fitted carpet, ceiling coving, radiator, telephone point, built in wardrobe, door to

Ensuite Wet Room

Double glazed window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, shower unit, tiled surrounds, ceiling coving, extractor unit, shaver point, radiator.

Bedroom Two

13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to rear overlooking the garden, radiator, fitted carpet, ceiling coving.

Bathroom

9' 7" x 7' 4" (2.92m x 2.24m)

Double glazed window to side, a fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap, shower unit over & fitted shower screen, radiator, tiled surrounds, ceiling coving, shaver point, extractor unit.

Integral Garage

19' 6" x 13' 1" (5.94m x 3.99m)

With window to side, electric roller door to front, light & power, wall mounted gas fired central heating boiler, integral door to dining room.

Outside

The property is approached via a tarmac driveway offering ample of street parking & access to the garage, property & gardens. The front garden is beautifully landscaped comprising laid to lawn with flower & shrub beds & hedge borders. A pathway to the side of the property gives access to the rear garden.

The rear landscaped tiered garden is beautifully well maintained & backs on to open farmland. The rear garden comprises of a paved patio immediately off the rear of the property making an ideal area for alfresco dining, steps & pathway then lead up through the garden where areas of laid to lawn, flower & shrub beds, vegetable patch & a timber garden shed can be found. From the rear of the garden views across the Bristol Channel can be enjoyed.

Council Tax Band

E

Location

Set in the lovely coastal area of Blue Anchor where the beach, coastline and West Somerset Steam Railway are notable attractions. Blue Anchor itself has a public house, the popular drift wood cafe and is approximately 6 miles distant from the premier resort of Minehead, which is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor National Park and the sea. Minehead offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Taunton the County town is approximately 18 miles away with main line train station and access to the motorway network.



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welcome to

3 Southlands, Blue Anchor

- Ever Popular Village of Blue Anchor
- Pleasant Cul-de-sac Position - Fantastic Views
- A Spacious Detached Bungalow - Two Double Bedrooms
- Two Reception Rooms - Ensuite Wet Room
- Integral Garage & Off Street Parking - Landscaped Gardens

Tenure: Freehold EPC Rating: D

£526,500



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106318 - 0009

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