



Fownes Road, Minehead, TA24 6AE

welcome to

1 Fownes Road, Minehead

Conveniently located for local shops and schools is this well presented spacious 1930's Three bedroom semi detached home enjoying views towards North Hill from the rear, driveway parking and generous rear gardens with scope for the creation of a garage at the head of the garden.



Entrance Porch

Double glazed door to front.

Entrance Hall

Double glazed window to side, stairs rising to first floor landing, wood effect floor, central heating thermostat, radiator, period doors to

Sitting Room

14' 3" x 13' 9" (4.34m x 4.19m)

Double glazed bay window to front, feature tiled fire place with timber mantle, TV point, radiator, picture rail.

Dining Room

12' 6" x 11' (3.81m x 3.35m)

Double glazed sliding patio doors to garden with North Hill views, focal point fire place, picture rail, radiator.

Kitchen

16' 10" x 9' max (5.13m x 2.74m max)

Double glazed window to side, double glazed window to rear, attractive fitted range of wall and base level units, granite effect roll edge work surfaces, inset one and half bowl single drainer stainless steel sink unit, appliance space for slot in cooker, plumbing for washing machine and dishwasher, tiled splash backs, radiator, wood effect vinyl floor.

Utility Lobby

Double glazed door to rear gardens, space for fridge freezer, potential to create cloakroom if desired.

Garden Room

10' 10" x 6' 7" (3.30m x 2.01m)

Enjoying lovely outlook to rear, glazed with double doors opening onto the patio, light and power.

First Floor Landing

Double glazed window to side, picture rail, doors to

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

Double glazed window to rear with views over rear garden towards North Hill, fitted wall to wall wardrobes, picture rail, radiator.

Bedroom Two

11' 10" x 11' 3" (3.61m x 3.43m)

Double glazed window to front, picture rail, radiator.

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)

Enjoying dual aspect with double glazed windows to front and side, picture rail, radiator.

Bathroom

Two double glazed windows to side, re-fitted white suite comprising panel enclosed bath, dual flush low level WC, vanity wash hand basin, over-size walk in shower with waterfall and rinsing showers, tiled splash backs, chrome heated towel rail, extractor fan, access to loft space.

Gardens

The front garden is part wall enclosed with driveway affording off street parking for two cars, gated side access leads to the generous rear garden which enjoys a sunny Westerley aspect, The rear garden is enclosed by good quality fencing with good size patio, ideal for entertaining and al-fresco dining, the rest of the garden is laid to lawn with raised planters and inset shrubs and trees. Gated access to the side and rear of the garden offering potential for the erection of a garage if desired (subject to consent).

Outbuilding

12' x 8' (3.66m x 2.44m)

Recently installed high quality timber garden shed with light and power.



Ground Floor



First Floor



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welcome to

1 Fownes Road, Minehead

- Spacious Semi Detached 1930's Home
- Convenient Location Close to Shops & Schools
- Two Reception Rooms Plus Garden Room
- Three Bedrooms - Spacious Re-Fitted Bathroom
- Generous Gardens - Driveway Parking - Garage Potential

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106576 - 0002

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk