









# welcome to

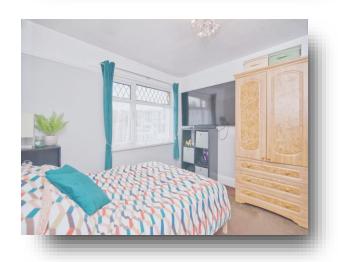
# 1 Fownes Road, Minehead

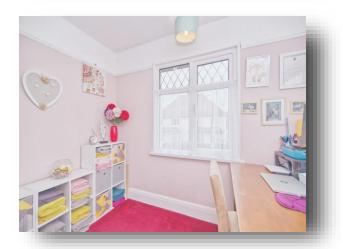
Conveniently located for local shops and schools is this well presented spacious 1930's Three bedroom semi detached home enjoying views towards North Hill from the rear, driveway parking and generous rear gardens with scope for the creation of a garage at the head of the garden.













#### **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**

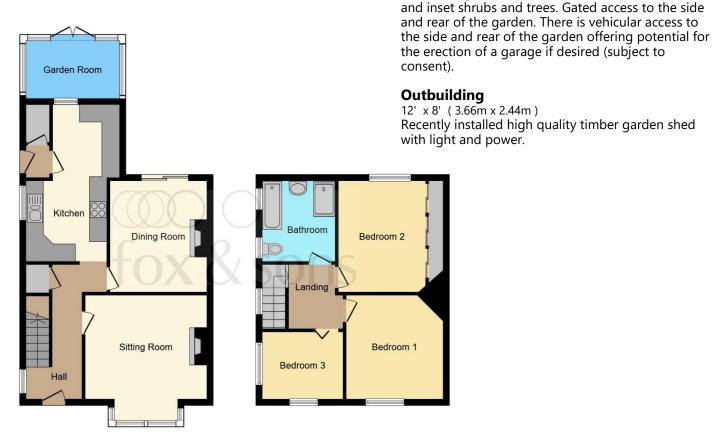
11' 10" x 11' 3" ( 3.61m x 3.43m )

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.





First Floor





**Bathroom** 

Gardens

access to loft space.

Two double glazed windows to side, re-fitted white

suite comprising panel enclosed bath, dual flush low

splash backs, chrome heated towel rail, extractor fan,

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

patio, ideal for entertaining and al-fresco dining, the

rest of the garden is laid to lawn with raised planters

enclosed by good quality fencing with good size

level WC, vanity wash hand basin, over-size walk in

shower with waterfall and rinsing showers, tiled

## 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









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106576



Property Ref: MIH106576 - 0002 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





## 01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk