



**Lime Close, Minehead TA24 8ER**

**welcome to**

**30 Lime Close, Minehead**

This beautifully presented Two bedroom (formerly Three) end terrace home enjoys a tucked away location at the end of a cul-de-sac with generous gardens and countryside views. Featuring a re-fitted kitchen & wetroom, conservatory extension, woodburner and double glazing. Highly recommended.



### Entrance Porch

Enclosed porch with double glazed door to front, double glazed window to side, cloaks hanging space, door to;

### Sitting Room

14' 7" x 14' 7" ( 4.45m x 4.45m )

Double glazed window to front, feature wood burner with tiled hearth and surrounds, TV aerial point, wood effect floor, stairs to first floor landing, storage heater.

### Conservatory

10' x 8' 4" ( 3.05m x 2.54m )

Double glazed with views over rear garden and to open countryside beyond, sliding doors to garden, tiled floor, light point.

### Kitchen/ Dining Room

14' 7" x 10' 5" ( 4.45m x 3.17m )

Double glazed window to rear, window and glazed door to conservatory, attractively re-fitted range of cream wall and base level units, granite effect worktop surfaces, inset single drainer sink unit with mixer tap, eye level oven and microwave, inset four ring hob with cooker hood over, integrated dishwasher and fridge freezer, plumbing for washing machine, space for table and chairs, electric heater.

### First Floor Landing

Double glazed window to side, access to loft space, airing cupboard with tank and shelving, doors to

### Bedroom One

13' 2" x 11' 7" ( 4.01m x 3.53m )

Double glazed windows to front, fitted triple wardrobe with sliding mirror fronted doors, further recessed wardrobe, TV point, wood effect floor, electric heater.

### Bedroom Two

10' x 8' 1" ( 3.05m x 2.46m )

Double glazed window to rear enjoying views over rear garden and open countryside, TV aerial point, electric heater.

### Wet Room

Double glazed window to rear, refitted and comprising walk in shower with Mira Sport shower, vanity wash hand basin, dual flush WC with concealed cistern, fully aqua panelled surrounds, vinyl floor, chrome heated towel rail.

### Front Garden

The gardens extend to the front and side of the property with driveways providing off street parking for two vehicles, useful timber store with power supply, the land to the side of the driveway offers potential for additional parking or potentially the erection of a garage (subject to consents).

### Rear Garden

The enclosed rear gardens are of a good size with private aspect to the rear, gated side access, timber garden storage shed, mature shrubs and trees inset, there is an additional area of garden to the side of the rear garden offering further horticultural scope.



Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx



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## 30 Lime Close, Minehead

- Tucked Away Location With Countryside Views
- Sitting Room With Woodburner - Re-Fitted Kitchen
- Two Double Bedrooms - Re-Fitted Wetroom
- Generous Front, Side And Rear Gardens
- Scope For Garage Or Outbuilding (subject to consents)

Tenure: Freehold EPC Rating: E

# £250,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MIH106594 - 0002

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