



Tilfrey, Wood Lane, Blue Anchor Minehead TA24 6LA

welcome to

Tilfrey, Wood Lane, Blue Anchor, Minehead

Situated in a quiet lane within the popular hamlet of Blue Anchor, a well presented Three bedroom detached bungalow standing in wonderful landscaped gardens extending to one third of an acre with ample parking and wonderful countryside and sea views, viewing highly recommended.



Double Glazed Front Door

Leading to

Entrance Porch

Covered porch, tiled flooring and double glazed door to

Entrance Hall

With fitted carpet, radiator, built in airing cupboard with hot water cylinder and shelving, ceiling coving, access to roof space, doors to

Cloakroom

Double glazed window to rear, low level WC, pedestal wash hand basin, ceiling coving, radiator, part tiled surrounds.

Lounge/ Dining Room

17' 8" x 12' 10" (5.38m x 3.91m)

Double glazed windows to front and side with views towards Exmoor National Park in the distance, radiators, stone built fireplace, ceiling coving, fitted carpet.

Kitchen

12' 1" max x 10' 8" (3.68m max x 3.25m)

Double glazed window to rear overlooking the garden, a range of fitted base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit, tiled splashbacks, space for fridge, integrated oven, inset electric hob with cooker hood over, radiator, oil fired central heating boiler, inset ceiling spotlights, telephone point, door to

Utility Room

6' 5" x 6' 4" (1.96m x 1.93m)

Double glazed window to rear, double glazed door to the rear garden, radiator, wall mounted cupboard, worktop surface, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks.

Bedroom One

11' 8" max x 9' 8" max (3.56m max x 2.95m max)

Double glazed window to front, fitted carpet, ceiling coving, radiator.

Bedroom Two

12' 4" excluding wardrobes x 8' 1" (3.76m excluding wardrobes x 2.46m)

Double glazed window to front, fitted carpet, ceiling coving, radiator, fitted wardrobe with mirrored sliding doors.

Snug/ Dining Room

11' 8" max x 7' 7" max (3.56m max x 2.31m max)

Double glazed window to rear, fitted carpet, radiator, ceiling coving, door to

Bedroom Three

14' 11" x 8' 11" (4.55m x 2.72m)

Double glazed window to rear, fitted carpet, wall light points, door to front.

Bathroom

Double glazed window to rear, a fitted suite comprising vanity wash hand basin, low level WC, panelled bath with shower unit over and fitted shower screen, tiled floor, tiled surrounds, shaver point, radiator.

Garage

19' x 9' 10" (5.79m x 3.00m)

Up and over door to front, power light and eaves storage, internal door to

Store/workshop

Extending to 26' and divided into workroom, store and workshop with dividing walls and doors to front garden from workshop, power and light throughout.

Gardens

Tilfrey stands in wonderful, interesting, landscaped gardens which extend in total to just over one third of an acre, the driveway affords off street parking for numerous vehicles and plenty of space for the storage of a caravan, boat or motorhome, Extending to the front, side and rear of the property the gardens are a paradise of privacy with lawned areas, well tended flower and shrub beds and borders, numerous fruit trees including eating and cooking apples, peach and pear as well and abundant raspberry, blackcurrant and strawberries. The views from the garden are an undoubted feature of this property with farmland and countryside views as far as North Hill and Dunster Castle with partial sea views to Blue Anchor seafront. The garden is further complimented by an area of decking to the rear, summerhouse and greenhouse.

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.

Council Tax Band

E



view this property online fox-and-sons.co.uk/Property/MIH106637



welcome to

Tilfrey, Wood Lane, Blue Anchor, Minehead

- Detached Three Bedroom Bungalow
- Sitting Room - Well Appointed Fitted Kitchen
- Boot/Utility Room - Double Glazing - Oil Central Heating
- Wonderful Gardens - Third Of An Acre Plot
- Stunning Countryside/Coastal Views

Tenure: Freehold EPC Rating: E

£497,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106637



Property Ref:
MIH106637 - 0008

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