



Great House Street, Timberscombe, Minehead TA24 7TQ

welcome to

Bramleys, Great House Street, Timberscombe, Minehead

Situated within an elevated position in the popular Exmoor village of Timberscombe is this well presented detached family residence offering reversed living accommodation. The property boasts a large tiered garden & enjoys fantastic far reaching views over Exmoor National Park.



Ground Floor Accommodation

Double Glazed Front Door

Leading to

Entrance Porch

With door leading to

Entrance Hall

With fitted carpet, built in understairs cupboard, ceiling coving, radiator, staircase rising to first floor landing, doors to

Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

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

Ensuite Shower Room

A fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, ceiling coving, part tiled surrounds, fitted carpet, radiator, extractor unit.

Bedroom Two

11' 9" max x 9' 7" max (3.58m max x 2.92m max)

Double glazed window to front with views over Exmoor, ceiling coving, radiator, TV point, fitted carpet.

Bedroom Three

11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed window to front with views over Exmoor, radiator, TV point, fitted carpet and ceiling coving.

Bathroom

A white fitted suite comprising panelled bath with Victorian style mixer tap/shower attachment over, pedestal wash hand basin, low level WC, tiled surrounds, extractor unit.

First Floor Accommodation

Dining Room

18' x 9' 7" (5.49m x 2.92m)

A Dual aspect room with double glazed window to front enjoying fantastic views over the village & far reaching views over Exmoor, double glazed window to rear, ceiling coving, fitted carpet, two radiators, telephone point and doors to

Lounge

22' x 11' 9" (6.71m x 3.58m)

A triple aspect room with double glazed window to front and side enjoying fantastic views over the village and far reaching views over Exmoor, double glazed patio doors to the rear giving access to a large paved patio, ceiling coving, fitted carpet, three radiators, wall light point, stone built fireplace with tiled hearth and open fire.

Kitchen

13' 9" max x 9' 6" max (4.19m max x 2.90m max)

A dual aspect room with double glazed windows to front and side enjoying lovely views over the views and far reaching views over Exmoor, a fitted kitchen with a range of base and wall level units, worktop surfaces, inset sink unit with mixer tap, space and plumbing for dishwasher, inset electric hob with stainless steel chimney style cooker hood over, integrated double oven, integrated fridge, tiled splashbacks, ceiling coving, radiator, breakfast bar, TV point, access to loft space, part glazed door leading to utility room.

Utility Room

11' 9" max x 8' 9" max (3.58m max x 2.67m max)

Double glazed window to side and double glazed door leading to the rear garden, a range of wall and base level units, worktop surfaces, inset sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge freezer, extractor unit, wall mounted consumer unit, a Grant oil fired boiler servicing the domestic hot water and central heating systems, door to

Cloakroom

Double glazed window to side, low level WC, pedestal wash hand basin, part tiled surrounds, ceiling coving and wall mounted electric heater.

Outside

The property is approached via a shared access driveway. Bramleys is located to the left where the driveway offers off road parking and access to the detached double garage. There is an outside water tap and a pedestrian gate that gives access to a small grass bank area and a pathway that leads around the side of the garage to a pedestrian gate which gives access to the side and front of the property. From the driveway, a gated archway with steps lead up to a paved patio immediately to the front of the property with access to the front door.

To the side of the property is a gravelled area with flower and shrub beds, a greenhouse to the side of the property, steps then lead up through the garden. Immediately to the rear of the property is a level paved patio with railings, outside lighting, raised gravelled bed, outside power point, steps to either side leading up through the garden, the oil tank is located to the side of the utility room. The next tier is a good sized level lawn area with raised flower and shrub beds, gravelled seating area, a further gravelled area with raised flower bed and timber summerhouse/potting shed. Steps then continue up through the garden, a timber garden shed on gravelled platform. Further up the garden is a large gravel seating area with a timber bench which enjoys the stunning views over the village and Exmoor National Park. There is flower and shrub beds to the other side of the pathway, a range of fruit trees, raised vegetable beds, a large raised decked seating area making an ideal area for alfresco dining with outside lighting and a timber summerhouse to the rear of the decking area.

Detached Double Garage

18' 3" x 18' 3" (5.56m x 5.56m)

With two electric roller doors with remote control, light and power, overhead storage.

Location

Timberscombe itself is served together with church, village hall and inn. There also a primary school and pre-school in the village. The historic village of Dunster is approximately two miles away and West Somerset's premier coastal resort of Minehead which has an excellent range of shopping, banking and recreational facilities is approximately six miles. The county town of Taunton is approximately twenty miles to the east and has mainline rail connections and access to the motorway network. The property is situated within the Exmoor National Park and is ideally placed to explore the rolling Exmoor Hills and the nearby Quantock and Brendon Hills and the coast is also close at hand.

Council Tax Band

E



view this property online fox-and-sons.co.uk/Property/MIH106653



welcome to

Bramleys, Great House Street, Timberscombe Minehead

- Popular Exmoor Village of Timberscombe
- Detached Family Residence - Reversed Living Accommodation
- Three Bedrooms - Ensuite Shower Room
- Oil Fired Central heating - Double Glazing - Large Tiered Garden - Double Garage
- Fantastic Far Reaching Views over Exmoor National Park

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106653



Property Ref:
MIH106653 - 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