



**Elm Grove, Minehead TA24 6AA**



**welcome to**

**9 Elm Grove, Minehead**

A spacious extended semi-detached home offering Five bedroom accommodation including an en-suite ground floor bedroom and situated within this favoured cul-de-sac in Alcombe with excellent access to local shops and schools. Enclosed gardens and driveway parking - No Chain.



### Entrance Porch

Double glazed door to front, covered porch, door to

### Entrance Hall

Stairs to first floor landing, doors giving access to

### Lounge

12' 7" into Bay x 13' ( 3.84m into Bay x 3.96m )

Double glazed bay window to front, feature fire place with inset woodburner and timber surround, radiator, archway to

### Dining Room

13' 1" x 10' 10" ( 3.99m x 3.30m )

Shelved display alcove (former fireplace), radiator, twin archways giving access to

### Kitchen

16' 1" x 11' 1" max ( 4.90m x 3.38m max )

Double glazed window and door to rear garden, attractively fitted range of wall and base level units with ample granite effect worktop surfaces, integrated double oven and gas hob, space for tall fridge freezer, island unit with seating, inset sink unit, skylight understairs storage cupboard, door to

### Utility Room

11' x 7' 10" ( 3.35m x 2.39m )

Well fitted with further units, inset sink unit, space for washing machine, gas fired boiler, double glazed window and door to rear garden, door to

### Cloakroom

Fitted white suite of low level WC and wash hand basin, tiled splashback.

### Bedroom Five/ Family Room

13' 3" x 8' 3" ( 4.04m x 2.51m )

Double glazed window to front, radiator, door to

### En Suite

Nicely appointed with white suite comprising oversized shower, low level WC, wash hand basin, radiator.

### First Floor Landing

A spacious split level landing with stairs to second floor, airing cupboard and doors to

### Bedroom One

14' 8" x 8' 8" ( 4.47m x 2.64m )

Two double glazed windows to front, fitted double and single wardrobes, radiator.

### Bedroom Two

16' 4" x 8' 3" ( 4.98m x 2.51m )

Double glazed window to front, fitted double wardrobes, radiator.

### Bedroom Three

11' max x 10' 3" ( 3.35m max x 3.12m )

Double glazed window to rear enjoying views over rear garden and towards North Hill, radiator.

### Bathroom

Beautifully fitted white suite comprising panel enclosed bath, low level WC, pedestal wash hand basin, separate oversize shower cubicle with glazed enclosures, attractive tiled surrounds, radiator, two double glazed window to rear.

### Second Floor

#### Bedroom Four

13' 4" x 10' 7" ( 4.06m x 3.23m )

Excluding eaves, double glazed window to rear with views towards North Hill, range of fitted eaves storage, radiator.

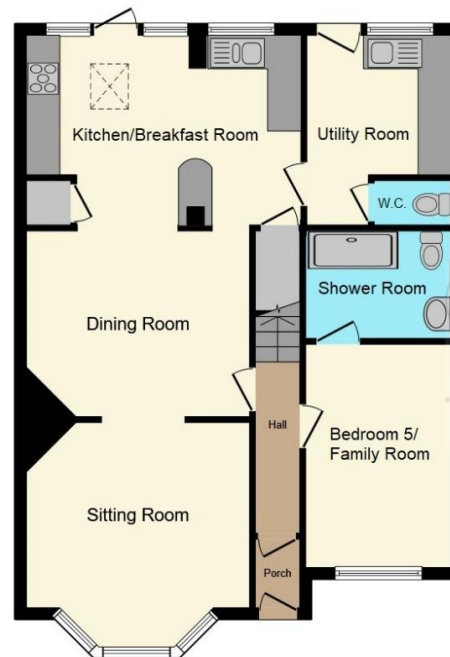
#### Front Garden

Part enclosed with walled boundary to front, area of lawn with shrub borders and driveway affording off street parking.

#### Rear Garden

A good size enclosed rear garden with covered patio area to the rear of the kitchen ideal for al-fresco dining, good expanse of lawn with additional area of artificial grass and raised vegetable planters, large timber workshop and greenhouse, gated side access to front.

### Council Tax Band C



Ground Floor



First Floor



Second Floor

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## 9 Elm Grove, Minehead

- Extended Semi-Detached Close To Shops & Schools
- Two Reception Rooms - Refitted Kitchen - Utility Room
- Five Bedrooms - En-Suite & Spacious Re-Fitted Bathroom
- Double Glazing - Gas Central Heating - No Chain
- Enclosed Rear Gardens - Driveway Parking

Tenure: Freehold EPC Rating: C

# £375,000



Please note the marker reflects the postcode not the actual property

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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