



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 oversized 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.

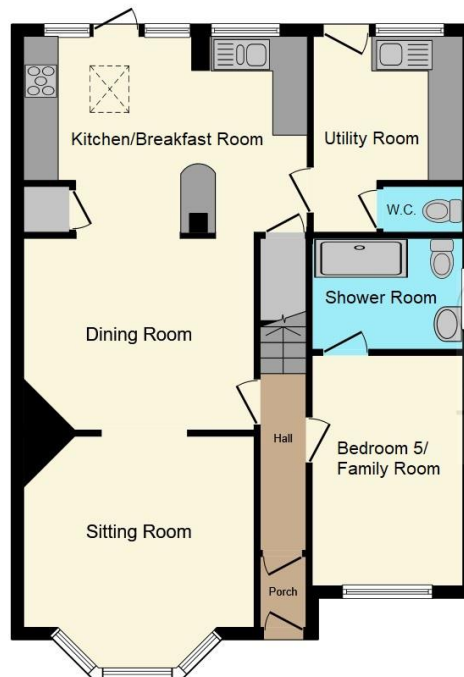
Front Garden

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.

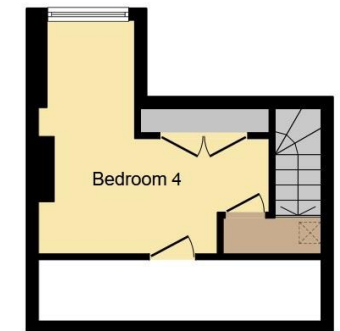
Council Tax Band C



Ground Floor



First Floor



Second Floor

welcome to

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

£365,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106657



Property Ref:
MIH106657 - 0005

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