



Summerland Avenue, Minehead TA24 5BL

welcome to

14 Summerland Avenue, Minehead

Conveniently located a short level walk from Minehead centre, seafront and the West Somerset steam railway is this well presented Four bedroom home offering Two receptions rooms and a spacious Kitchen/breakfast room. Benefiting from double glazing and gas central heating - No onwards chain.



Entrance Porch

Period door to front, tiled floor, stained glass period door to

Entrance Hall

Attractive tiled floor, stairs to first floor landing, understairs storage cupboard, radiator, doors to

Sitting Room

14' 6" into bay x 11' 10" (4.42m into bay x 3.61m)
Double glazed bay window to front, ornamental fireplace with timber surround and tiled hearth, TV aerial point, radiator, coving, open plan to

Dining Room

12' 5" x 9' 6" (3.78m x 2.90m)
Double glazed window to rear, return door to entrance hall, radiator.

Kitchen/ Breakfast Room

20' 8" x 8' 10" (6.30m x 2.69m)
Two Double glazed windows to side and double glazed door to side, attractively re-fitted range of wall and base level units, ample granite effect worktop surfaces, inset one and half bowl stainless steel sink unit, appliance space for slot in gas/electric cooker, plumbing for dishwasher and appliance space for tall fridge freezer, attractive tiled surrounds, tiled floor, space for dining table and chairs, door to

Cloakroom

Double glazed windows to side and rear, white low level WC, granite effect work surfaces with space and plumbing for washing machine, wall mounted gas combination boiler replaced in 2023, tiled floor.

First Floor Landing

Split level landing with twin oft access (one with retractable loft ladder, boarding and scope for conversion), radiators, period timber doors to

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)
Double glazed window to front, radiator.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)
Double glazed window to rear, radiator.

Bedroom Three

10' 4" x 9' (3.15m x 2.74m)
Double glazed window to rear, radiator.

Bedroom Four

9' 7" x 5' 5" (2.92m x 1.65m)
Double glazed window to front, radiator.

Bathroom

Double glazed window to side, re-fitted white suite of panel enclosed bath with mixer tap and shower attachment, separate fully tiled oversize shower with glazed enclosure, pedestal wash hand basin, fully tiled walls with mosaic border, tiled floor, heated towel rail.

Separate W.C.

Double glazed window to side, white suite of low level WC, tiled floor.

Outside

Low maintenance front garden with wall and railings to front, gated access to pathway to front door, paved area.

Small enclosed courtyard area to the rear of the property with boundary stone wall, courtesy lighting and gated rear access to

Parking

25' 5" x 15' 3" (7.75m x 4.65m)
Off street parking area with walled boundary to either side. Patio area with outside tap.



Ground Floor

First Floor



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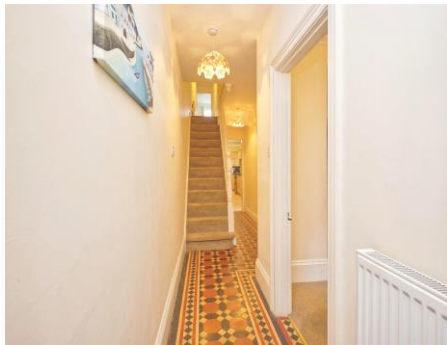
welcome to

14 Summerland Avenue, Minehead

- Spacious Edwardian Home Close To Town Centre
- Two Reception Rooms - Spacious Kitchen/Breakfast Room
- Four Bedrooms - Luxury Bathroom - Cloakroom
- Gas Central Heating - Double Glazing - Courtyard Gardens
- Driveway Parking To Rear - No Onwards Chain

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106197 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk