



Alcombe Road, Minehead, TA24 6BA

welcome to

46 Alcombe Road, Minehead

Ideally positioned for local schooling and shopping facilities is this well presented period end of terrace four bedroom family home. The property enjoys period features & benefits from three reception rooms, double glazing, gas central heating, courtyard garden. Viewing is advised.



Front Door

Leading to

Entrance Lobby

With inner door leading to

Entrance Hall

With period tiled floor, radiator, staircase rising to first floor landing, doors to

Dining Room

10' 9" max x 10' 8" max (3.28m max x 3.25m max)
Double glazed patio doors to the rear courtyard garden, fitted carpet, picture rail, radiator, period fireplace with tiled hearth, archway to

Lounge

12' 9" max x 11' 1" + Bay Window (3.89m max x 3.38m + Bay Window)
Double glazed bay window to front, fitted carpet, picture rail, radiator, period fireplace with tiled hearth.

Breakfast Room

10' 7" max x 10' 4" max (3.23m max x 3.15m max)
Double glazed window to side with views towards North Hill, fitted carpet, radiator, built in understairs cupboard, open doorway to

Kitchen

10' 6" max x 10' max (3.20m max x 3.05m max)
Double glazed windows to side & rear, a fitted kitchen comprising a range of cream coloured base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, integrated double oven, inset gas hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, tiled floor, tiled splashbacks, stable door to the courtyard garden.

First Floor Landing

A split landing with fitted carpet, two radiators, access to roof space, doors to

Bedroom One

11' 1" max x 10' 3" max (3.38m max x 3.12m max)
Double glazed window to front, picture rail, fitted carpet.

Bedroom Two

10' 9" max x 10' 5" max (3.28m max x 3.17m max)
Double glazed window to rear, fitted carpet, picture rail.

Bedroom Three

10' 7" x 8' 1" + recess (3.23m x 2.46m + recess)
Double glazed window to rear, fitted carpet, picture rail, period fireplace, radiator.

Bedroom Four/ Study

7' 8" x 6' (2.34m x 1.83m)
Double glazed window to front, picture rail, fitted carpet.

Bathroom

Double glazed window to side, a fitted suite comprising shower cubicle, panelled bath with Victorian style mixer tap/shower attachment over, pedestal wash hand basin, part tiled surrounds, vinyl floor, heated towel rail.

Separate W.C

Double glazed window to side, low level WC, vinyl floor, part tiled surrounds.

Outside

To the front a small walled garden with pedestrian gate and pathway leading to the front door.

To the rear is an enclosed walled courtyard garden comprising of artificial grass, outside water tap, a small gravelled area to the rear of the dining room, outside light, a timber gate to the side giving access to the service lane.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

Council Tax Band

B

Agents Note

The current title does not reflect that the instructing vendor has purchased the Freehold which is to be registered at Land Registry. Your legal representative can advise of the timescales involved.



Total floor area 109.2 sq.m. (1,176 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

46, Alcombe Road, Minehead

- Ideally Positioned for Local Schooling & Shopping Facilities
- Period End of Terrace Family Home
- Three Reception Rooms - Four Bedrooms
- Double Glazing - Gas Central Heating
- Enclosed Courtyard Garden

Tenure: Freehold EPC Rating: D

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106665 - 0003

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