



**West Street, Minehead TA24 5HR**

**welcome to**

**96 West Street, Minehead**

Enjoying far reaching views this spacious three/four bedroom home has been extensively remodeled and now offers attractive and characterful living accommodation complimented by two bath/shower rooms, double glazing, gas central heating and landscaped low maintenance gardens.



### Entrance Porch

Double glazed double doors to front with attractive leaded light inserts, double glazed window to side, courtesy light point, tiled flooring, open plan access to;

### Kitchen/ Breakfast Room

15' 5" x 9' 8" ( 4.70m x 2.95m )

Double glazed window to front, attractively re-fitted with a range of timber wall and base level units affording an excellent range of storage, complimented by extensive pattern tiled worksurfaces, appliance space for range style cooker with hood above, inset Belfast sink with mixer tap, plumbing for washing machine, tiled floor, recessed downlighters, exposed beams, stairs descending to ground floor, radiator, doors to;

### Sitting Room

22' 3" x 11' 4" max ( 6.78m x 3.45m max )

Two double glazed windows to rear with attractive far reaching views towards North Hill & Selworthy, feature fireplace with brick surrounds, tiled hearth and space for ornamental fireplace, wood floors, exposed beams, wall light points, two radiators, door to;

### Dining Room

15' 3" x 7' 8" ( 4.65m x 2.34m )

Double glazed window to front, potential for use as fourth bedroom if desired, tiled floor, exposed beams, glazed door and panels to kitchen, radiator.

### Cloakroom

Window to side, attractive period style White suite comprising low level w.c. and wash hand basin, tiled floor, part panelled part tiled walls, radiator.

### Ground Floor

Hall with doors giving access to;

### Bedroom One

15' 5" max x 10' 8" ( 4.70m max x 3.25m )

Double glazed window to side, exposed beams, tiled floor, radiator, archway access to;

### En-Suite Bathroom

Beautifully fitted with period style suite comprising slipper bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled walls, pattern tiled floor, archway access to walk in over size shower with fully tiled surrounds and flooring.

### Bedroom Two

11' 4" x 9' 9" ( 3.45m x 2.97m )

Double glazed sliding doors giving views over and access to the rear garden, two fitted double wardrobes, exposed beams, tiled floor, part panelled walls, radiator.

### Bedroom Three

11' 5" x 7' 7" ( 3.48m x 2.31m )

Double glazed window to rear with matching views, tiled floor, part panelled walls, radiator.

### Shower Room

Double glazed window to rear, luxury re-fitted period style White suite comprising walk in shower with glazed enclosure - waterfall and rinsing shower heads, low level w.c., pedestal wash hand basin, showerwall surrounds, wood effect flooring, recessed downlighters, radiator.

### Outside

To the front of the property is a landscaped low maintenance garden, enclosed by attractive wrought iron railings, block paved with inset shrubs and secret sitting area with wall and railings surround, courtesy lighting and gated side access to;

The rear garden is a feature of the property and enjoys lovely views towards North Hill, to the immediate rear of the property is a low wall enclosed patio, ideal for al-fresco dining, bordered by mature shrubs, the lower section of garden is planted with specimen shrubs and the remainder is low maintenance paving.

### Council Tax Band C

### Agents Note

Under the terms of the estates agents act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



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welcome to

## 96 West Street, Minehead

- Unique Home With Stunning Views
- Sitting Room - Dining Room/Bedroom 4 - Re-Fitted Kitchen
- Three Double Bedrooms - Two Re-Fitted Bath/Shower Rooms
- Gas Central Heating - Double Glazing - Cloakroom
- Enclosed Low Maintenance Gardens

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106697 - 0006

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