



West Street, Minehead, TA24 5HR

fox & sons

welcome to

96 West Street, Minehead

Enjoying far reaching views this spacious four bedroom home has been extensively remodeled and now offers attractive and characterful living accommodation complimented by three 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;

Bedroom 4/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.

Shower Room

Window to side, attractive period style White suite comprising low level w.c. and wash hand basin, tiled floor, fully tiled shower cubicle (presently housing washing machine and tumble dryer), 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

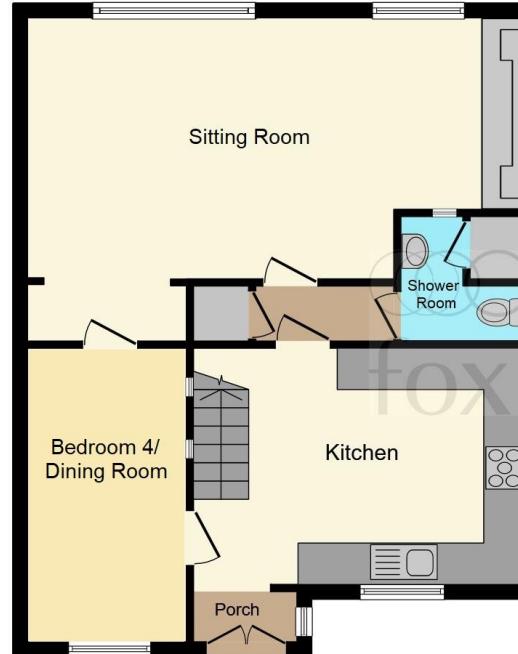
11' 4" x 9' 9" (3.45m x 2.97m)
Double glazed sliding doors giving views over and access to the rear garden, two fitted double wardrobes, exposed beams, tiled floor, part panelled walls, radiator.

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

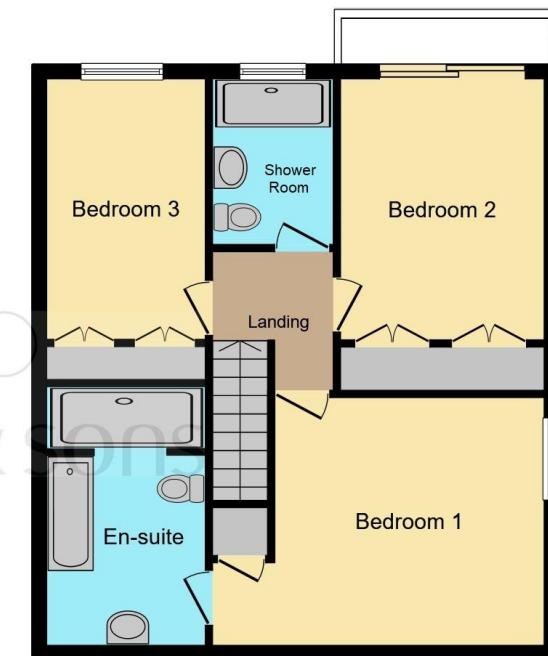
To the front of the property is a landscaped low maintenance garden, enclosed by attractive wrought iron railings, block paved with inset shrubs and secret sitting area with wall and railings surround, courtesy lighting and gated side access to;

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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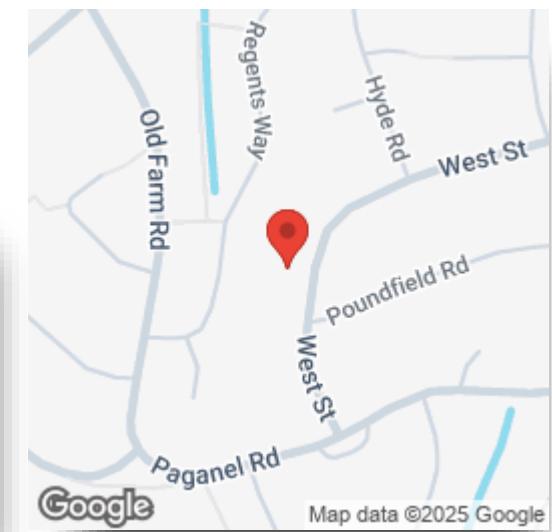
96 West Street, Minehead

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£279,995



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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.



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