



**Ponsford Road, Minehead, TA24 5DY**

**welcome to**

**45 Ponsford Road, Minehead**

Situated within a popular residential area of Minehead on the outskirts of the town centre & its amenities is this well presented extended three bedroom semi detached family home. The property benefits from double glazing, gas central heating, garage, enclosed rear garden.



## Double Glazed Front Door

Leading to

## Entrance Hall

With fitted carpet, radiator, picture rail, staircase rising to first floor landing, built in understairs cupboard with double glazed window to side, doors to

## Lounge

14' 3" max x 14' max ( 4.34m max x 4.27m max )

Double glazed bay window to front, fitted carpet, picture rail, feature fireplace, wall light point, double glazed doors to dining room.

## Dining Room

12' 7" x 11' 6" max ( 3.84m x 3.51m max )

With laminate floor, open fireplace, double bi-folding doors to the breakfast room, connecting door to entrance hall, radiator.

## Breakfast Room

8' 6" x 8' 6" max ( 2.59m x 2.59m max )

Double glazed patio doors to rear garden, double glazed Velux window to rear with electric blind, radiator, double doors to dining room.

## Kitchen

17' 8" x 10' 2" max ( 5.38m x 3.10m max )

Double glazed windows to side, a range of cream coloured base and wall level units, worktop surfaces, inset one and half bowl sink unit, space for range style cooker with cooker hood over, space for fridge freezer, tiled splashbacks, integrated dishwasher, radiator, vinyl floor, door to utility room, archway to breakfast room.

## Utility Room

11' 2" max x 6' 5" ( 3.40m max x 1.96m )

Double glazed windows to rear and side, double glazed stable door to the rear garden, a range of cream coloured base level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, space for tumble dryer, radiator, vinyl floor, access to roof space, door to

## Shower Room

Double glazed window to side, a fitted suite comprising of shower cubicle, wash hand basin, low level WC, heated towel rail, part tiled surrounds, vinyl floor, extractor unit, wall mounted gas fired boiler serving the the domestic hot water and central heating systems.

## First Floor Landing

Double glazed window to side, fitted carpet, picture rail, doors to

## Bedroom One

14' 3" max x 9' 5" to wardrobe ( 4.34m max x 2.87m to wardrobe )

Double glazed bay window to front, fitted carpet, picture rail, fitted wardrobes, radiator.

## Bedroom Two

12' 8" x 12' 2" ( 3.86m x 3.71m )

Double glazed window to rear, fitted carpet, radiator, picture rail, fitted wardrobe.

## Bedroom Three

9' x 7' 8" ( 2.74m x 2.34m )

Double glazed window to front, picture rail, fitted carpet, radiator.

## Bathroom

Double glazed windows to side, a fitted suite comprising of pedestal wash hand basin, low level WC, shower cubicle, part tiled surrounds, extractor unit, access to roof space, tiled floor, heated towel rail, built in airing cupboard, shaver light.

## Outside

To the front of the property there are double gates leading to a block paved driveway leading to front door and double gates giving access to the side of the property leading to the garage. the front garden is mainly gravelled with flower and shrub beds, bordered by fencing and walling.

There is a outside water tap to the side of the property, outside light. To the rear is an enclosed garden comprising of paved patio, raised flower beds, laid to lawn, flower and shrub beds, path to garage, greenhouse, summer house and garden shed, the garden is bordered by fencing and walling, outside power point, gate to the driveway.

## Garage

19' 7" x 8' 5" ( 5.97m x 2.57m )

With electric remote controlled roller door, double glazed window to rear, personal door to the garden.

## 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

D



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welcome to

## 45 Ponsford Road, Minehead

- Outskirts of Minehead Town Centre & its Amenities
- Popular Residential Area
- Semi Detached Extended Family Home - Three Reception Rooms
- Three Bedrooms - Utility Room - Shower Room
- Bathroom - Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106598 - 0006

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