



Lower Park, Minehead TA24 8AY

welcome to

50 Lower Park, Minehead

Situated within the much sought after Lower Park area is this spacious Three bedroom, Three reception room detached home standing in large mature gardens with direct access to the Parks Walk. Potential for Ground floor annexe accommodation and ample scope to further extend. No Chain.



Entrance Porch

10' 5" x 8' 1" (3.17m x 2.46m)

Spacious double glazed entrance porch, double glazed double doors, tiled floor, electric heater, glazed double door to;

Entrance Hall

Stairs to first floor landing, woodblock flooring, cloaks storage cupboard, telephone point, glazed timber doors to;

Sitting Room

19' x 11' (5.79m x 3.35m)

Enjoying a triple aspect with double glazed window to front, two double glazed windows to side and glazed double doors to conservatory, inset feature gas fire with marble hearth and timber surround, woodblock flooring, wall light points, ceiling coving, radiator.

Conservatory

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed conservatory enjoying views over rear garden, sliding door to rear, tiled floor, wall mounted electric heater, power and light.

Dining Room

12' 9" max x 11' 2" (3.89m max x 3.40m)

Double glazed window to front, woodblock flooring, ceiling coving, radiator, archway to;

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

Double glazed window to rear, attractively fitted range of oak effect wall and base level units and ample granite effect worktop surfaces, inset four ring electric induction hob with cooker hood over and oven below, inset single drainer stainless steel sink unit, appliance space for dishwasher, space for tall fridge freezer, walk in pantry with double glazed window to rear, further appliance space and understairs storage, tiled surrounds, tiled floor, door to;

Utility Room

11' 2" max x 8' 5" max (3.40m max x 2.57m max)

Stable door to rear garden, granite effect worktop surface with plumbing for washing machine and space for tumble dryer, wall mounted Worcester Bosch gas boiler, tiled floor, radiator, doors to;

Shower Room

Double glazed window to rear, White suite comprising fully tiled oversize shower with glazed enclosure, low level WC, pedestal wash hand basin, fully tiled walls, tiled floor, radiator, extractor fan.

Studio Room

13' 6" x 8' 6" (4.11m x 2.59m)

Double glazed window and door to side giving access to front and rear gardens, vanity wash hand basin with tiled splashback, wall light points, wood effect vinyl floor. This room is formed from a partial conversion of the garage, it could be utilised with the utility room and shower room to create a self contained annex or re-instated as a garage if desired.

First Floor Landing

Double glazed window to rear, access to loft space, radiator, timber doors to;

Bedroom One

14' 3" max x 11' 3" max (4.34m max x 3.43m max)

Enjoying a dual aspect with double glazed windows to front and side, overstairs storage cupboard, radiator.

Bedroom Two

13' x 11' 2" (3.96m x 3.40m)

Enjoying a dual aspect with double glazed windows to front and side, radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Enjoying a dual aspect with double glazed windows to side and rear with fine views over the rear garden and to North Hill beyond, radiator.

Bathroom

10' 6" x 7' (3.20m x 2.13m)

Dual aspect with double glazed windows to side and rear, suite comprising oversize shower cubicle with glazed enclosure (ample space for bath installation if desired), low level WC, pedestal wash hand basin, half tiled, half paneled surrounds, shelved airing cupboard with water tank, wood effect vinyl floor, heated towel rail, radiator.

Front Garden

A low maintenance wall enclosed front garden with driveway affording off street parking, shrub borders and paved area giving access to the front door.

Rear Garden

A feature of the property are the generous mature rear gardens with patio to rear of the property, good expanse of lawn, pathways to timber garden shed, green house and summer house, second patio area ideal for al-fresco dining, wealth of mature shrubs and trees, gated access to further garden area with lawns, mature flower and shrub beds, inset magnolia tree and gated rear access direct to The Parks Walk. Wide gated access to either side of property, outside lighting and tap.

Council Tax Band E



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welcome to

50 Lower Park, Minehead

- Spacious Detached Home In Popular Location
- Three Reception Rooms - Fitted Kitchen
- Utility Room - Shower Room - Potential Annex
- Three Bedrooms - Spacious Bathroom
- Stunning Large Gardens Onto The Parks Walk

Tenure: Freehold EPC Rating: C

£530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106646 - 0005

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