



**Irnham Road, Minehead, TA24 5DN**



**welcome to**

**9 Irnham Road, Minehead**

A well presented semi-detached three bedroom period house situated within a popular residential area on the edge of Minehead town centre being a short stroll away. The property benefits from gas central heating, double glazing, two reception rooms, courtyard garden & off road parking.



## Double Glazed Front Door

Leading to

## Entrance Hall

Double glazed windows to front, wood style flooring, radiator, built in understairs cupboard, telephone point, staircase rising to first floor landing, doors to

## Lounge

14' 1" max x 12' 7" max ( 4.29m max x 3.84m max )

Double glazed sash windows to front, fitted carpet, picture rail, feature fireplace with tiled hearth, radiator.

## Dining Room

12' 11" max x 12' 3" max ( 3.94m max x 3.73m max )

A duel aspect room with double glazed sash windows to front and rear, fitted carpet, picture rail, feature fireplace, radiator.

## Kitchen

11' 9" x 8' 2" ( 3.58m x 2.49m )

Double glazed sash window to rear, exposed floor boards, a range of fitted white base units, oak worktop surfaces, inset one and half bowl sink unit with mixer tap, space for cooker with stainless steel cooker hood over, integrated dishwasher, larder cupboard, tiled splashbacks, doorway to

## Utility Room

8' 10" max x 6' 1" ( 2.69m max x 1.85m )

Double glazed window to side, laminate flooring, space and plumbing for washing machine, space for fridge freezer, fitted shelving.

## Rear Entrance Porch

With double glazed door to driveway, vinyl flooring, light, door to

## Cloakroom

Double glazed window to side, wash hand basin, low level WC, vinyl flooring, wall mounted Baxi gas fired boiler serving the domestic hot water and central heating systems.

## First Floor Landing

Double glazed sash window to front, picture rail, fitted carpet, access to roof space, doors to

## Bedroom One

12' 10" max x 12' 3" max ( 3.91m max x 3.73m max )

A duel aspect room with double glazed sash windows to front and side, fitted carpet, radiator, fitted wardrobes.

## Bedroom Two

12' 7" max x 11' 1" ( 3.84m max x 3.38m )

Double glazed sash windows to front, fitted carpet, radiator.

## Bedroom Three

8' 9" x 8' 2" ( 2.67m x 2.49m )

Double glazed sash window to rear, fitted carpet, radiator, built in cupboard.

## Bathroom

A duel aspect room with double glazed windows to rear and side, a modern fitted suite comprising of panelled bath with mixer tap/shower attachment over, low level WC, vanity wash hand basin with

mixer tap and cupboards under, radiator, shower cubicle, tiled surrounds.

## Outside

The property is approached via a wrought iron gate giving access to a paved courtyard garden to the front of the property making an ideal area for alfresco dining. To the side of the property a pathway leads to the rear where the drive can be found offering off road parking. From the drive access to the rear entrance lobby can be found.

## Council Tax Band

C

## 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.



Total floor area 103.9 m<sup>2</sup> (1,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powerer™  
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welcome to

## 9 Irnham Road, Minehead

- Popular Residential Area on edge of Minehead Town Centre
- Semi-Detached Period House
- Three Bedrooms - Two Reception Rooms
- Gas Central Heating - Double Glazing
- Courtyard Garden - Off Road Parking

Tenure: Freehold EPC Rating: D

**£299,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106722 - 0005

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