



**Manor Road, Minehead, TA24 6EH**

**welcome to**

**10 Manor Road, Minehead**

Situated within the popular Manor Road area close to lovely walks to Alcombe Combe is this beautifully presented period three bedroom end of terrace family home enjoying well maintained cottage style garden & courtyard whilst benefitting from two reception rooms & private parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Porch**

Double glazed windows, fitted carpet, wall light point, double glazed inner door leading to

### **Entrance Hall**

With fitted carpet, staircase rising to first floor landing, doors to

### **Lounge**

14' 11" max x 11' ( 4.55m max x 3.35m )

A duel aspect room with double glazed windows to front and side, fitted carpet, period style fireplace with tiled hearth, wall light points, radiator.

### **Dining Room**

14' 11" max x 12' 1" ( 4.55m max x 3.68m )

Double glazed window to front, radiator, vinyl floor, gas fired stove set in recessed fireplace with tiled hearth, built in understairs cupboard, telephone point, door to

### **Kitchen**

11' 8" x 10' 1" ( 3.56m x 3.07m )

Double glazed window to front, a range of fitted cream coloured base and wall units, worktop surfaces, inset one and half bowl sink unit with mixer tap, tiled splashbacks, space for cooker with cooker hood over, space and plumbing dishwasher, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester gas fired boiler serving the domestic hot water and central heating systems, tiled floor, door to

### **Rear Entrance Lobby**

Double glazed door to rear garden, wall mounted electric heater, space for freezer, door to

### **Cloakroom**

Double glazed window to side, low level WC, wash hand basin, part tiled surrounds, wall mounted electric heater.

### **First Floor Landing**

With fitted carpet, staircase rising to second floor landing, doors to

### **Bedroom One**

14' 11" max x 10' 11" max ( 4.55m max x 3.33m max )

A duel aspect room with double glazed windows to front and side, fitted carpet, radiator, fitted wardrobes, period style fireplace with exposed bricked chimney breast, door to

### **Ensuite**

With fitted shower cubicle, wash hand basin, radiator, tiled surrounds, extractor unit, shaver light/point, vinyl floor.

### **Bedroom Two**

11' 2" x 10' 6" max ( 3.40m x 3.20m max )

Double glazed window to front, fitted carpet, pedestal wash hand basin, radiator, built in wardrobe.

### **Bathroom**

Double glazed window to front, a fitted suite comprising panelled bath with mixer tap/shower attachment over, low level WC, pedestal wash hand basin, tiled surrounds, radiator, built in undereaves cupboard, vinyl floor, built in airing cupboard.

### **Second Floor Landing**

Double glazed window to front, open doorway to dressing room, door to

### **Bedroom Three**

15' 1" max x 10' 3" ( 4.60m max x 3.12m )

Double glazed window to front, fitted carpet, radiator, exposed beam, built in wardrobe.

### **Dressing Room**

11' 11" x 6' 4" ( 3.63m x 1.93m )

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

### **Outside**

The property is approached via a pedestrian gate giving access to well maintained cottage style garden with pathway leading to the entrance porch. The garden extends around the front and side of the property comprising of laid to lawn with flower and shrub beds, patio area, trees, outside power point, gate then gives access to the rear. Through the gate is an useful area comprising artificial grass, patio area, timber garden shed, outside water tap.

To the rear is a small courtyard garden comprising of patio area with artificial grass, shrub beds and access to a timber workshop.

### **Workshop**

11' 9" x 7' 7" ( 3.58m x 2.31m )

With light and power.

### **Private Parking**

There is off street parking for 2 vehicles adjacent to the front garden behind the stone wall.

### **Council Tax Band**

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### **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.



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welcome to

## 10 Manor Road, Minehead

- Close to Lovely Walks to Alcombe Combe
- Period End of Terrace Family Home
- Two Reception Rooms - Three Bedrooms
- Dressing Room - Gas Central Heating - Private Parking
- Well Maintained Cottage Style Garden & Courtyard

Tenure: Freehold EPC Rating: Awaited

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106761 - 0003

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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