



Chestnut Way, Minehead, TA24 6EB

welcome to

1 Chestnut Way, Minehead

Enjoying fantastic far reaching views towards the Bristol Channel & the surrounding countryside is this beautifully presented individual detached family residence offering spacious & versatile accommodation, gas central heating, surrounding gardens, garage & off street parking.



Double Glazed Front Door

Leading to

Entrance Lobby

Double glazed windows to side, radiator, Karndean tile flooring, staircase rising to first floor landing, inner glazed door leading to

Entrance Hall

With Karndean tile flooring, built in understairs cupboard, doors to

Inner Hall

12' 6" max x 4' 2" (3.81m max x 1.27m)

Door to the conservatory, Karndean tile flooring, built in cupboards, door to

Cloakroom

Double glazed window to rear, low level WC, wash hand basin, part tiled surrounds, Karndean tile flooring.

Dining Room

13' 8" max x 11' max (4.17m max x 3.35m max)

A duel aspect room with double glazed windows to front and side enjoying views across the town and towards the Bristol Channel, fitted carpet, radiator.

Sitting Room

22' 1" x 13' 7" max (6.73m x 4.14m max)

A triple aspect room with double glazed windows to front, side and rear, fitted carpet, picture rail, two radiators, built in book shelf, stone feature fireplace with tiled hearth, wall light points.

Kitchen/ Breakfast Room

18' 1" x 12' 3" max (5.51m x 3.73m max)

Double glazed windows to side and rear, vinyl flooring, radiator, extractor unit, a range of fitted oak base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, integrated double oven, inset electric hob with stainless steel cooker hood over and integrated three drawer freezer, space and plumbing for washing machine and dishwasher, space for fridge freezer, wine cooler, doorway to

Inner Lobby

With vinyl flooring, built in larder cupboard and built in cupboard with shelving, space for tumble dryer, door to conservatory. door to

Garden Room

12' 10" max x 11' (3.91m max x 3.35m)

Double glazed window to side, fitted carpet, radiator, built in bookshelves, double glazed sliding door to the conservatory.



Conservatory

14' 11" x 10' 8" max (4.55m x 3.25m max)

Double glazed sliding patio doors to rear and side giving access to the garden, vinyl flooring, doors returning to inner hall and inner lobby, light and power.

First Floor Landing

Double glazed window to front, fitted carpet, built in airing cupboard with shelving and light, staircase rising to second floor landing, doors to

Bedroom One

22' 1" x 13' 8" max (6.73m x 4.17m max)

A duel aspect room with double glazed windows to front enjoying fantastic far reaching views over Minehead, the Bristol Channel and surrounding countryside and double glazed window to rear with views towards local countryside, two radiators, ceiling coving, fitted carpet, picture rail, wall light points, a range of fitted wardrobes and cupboards.

Family Bath/ Shower Room

Double glazed windows to rear, a modern suite comprising vinyl flooring, two heated towel rails, low level WC, fitted cupboard, shower cubicle, extractor unit, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, bidet, fully tiled.

Bedroom Two

11' 1" max x 10' 9" max (3.38m max x 3.28m max)

A duel aspect room with double glazed windows to front enjoying fantastic reaching views over Minehead, the Bristol Channel and surrounding countryside and double glazed window to side, fitted carpet, TV point, radiator, door to

Ensuite Shower Room

Double glazed window to side , a fitted suite comprising of low level WC, vinyl flooring, radiator, wash hand basin, shower cubicle, built in cupboard housing the hot water system.

Study

11' 6" x 10' 6" max (3.51m x 3.20m max)

Double glazed window to side enjoying fantastic far reaching views, radiator, fitted carpet, door to inner hall.

Inner Hall

Double glazed window to side, fitted carpet, built in cupboard with shelving, doors to

Shower Room

Double glazed window to side, a modern fitted suite comprising low level WC, vanity wash hand basin with mixer tap and cupboard under, shower cubicle, vinyl flooring, extractor unit, part tiled surrounds, shaver point, heated towel rail.

Bedroom Three

10' 11" x 9' 5" (3.33m x 2.87m)

Duel aspect room with double glazed windows to sides enjoying views of Blue Anchor Bay and the Quantock Hills in the distance, fitted carpet, TV point, radiator.

Second Floor Landing

With fitted carpet, doors to

Bedroom Four

17' 10" max x 10' 2" max (5.44m max x 3.10m max)

Double glazed skylight windows to front and rear enjoying fantastic views towards surrounding countryside and the Bristol Channel, fitted carpet, radiator, TV point, built in undereaves storage, built in wardrobe, built in cupboard housing Worcester Bosch gas fired boiler serving the domestic hot water and central heating systems.

Bedroom Five

16' 1" x 10' 2" (4.90m x 3.10m)

Double glazed skylight windows to front and rear, enjoying views, fitted carpet, radiator, TV point, built in wardrobe, built in undereaves storage cupboards, door to ensuite.

Ensuite Shower Room

Double glazed skylight window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, extractor unit, vinyl flooring.

Outside

To the front the property is accessed via a pedestrian gate leading to the front garden with a pathway leading to the front door with garden on either side comprising of laid to lawn with flower and shrub beds and a paved patio with a summerhouse including the hot tub/spa. The garden continues along both sides of the property with a patio area providing a pleasant seating area, there is a water feature with an attractive bridge over, outside power point and outside water tap, pathway and gate gives access to the blocked paved driveway offering off street parking and access to the garage.

To the rear is an enclosed garden comprising of a paved patio with outside lighting and power, raised fish pond with waterfall feature, outside water tap, patio awning, raised flower and shrub beds, gate and steps lead up to a gravelled area with paved patio ideal for alfresco dining with a small pond, flower and shrub beds, outside lighting, access to the garage and gate to the side leading to the driveway. The garden is bordered by walling and fencing,



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welcome to

1 Chestnut Way, Minehead

- Popular Residential Area of Minehead
- Fantastic Far Reaching Coastal & Inland Views
- Detached Family Residence - Five Bedrooms
- Three Reception Rooms - Conservatory - Cloakroom
- Family Bath/Shower Room - Three Ensuites - Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

£600,000



Garage

16' 4" x 9' 5" (4.98m x 2.87m)

Up and over door, light and power, door to rear 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

E



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106562 - 0009

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