



Hopcott Road, Minehead, TA24 5TA

welcome to

Herga, Hopcott Road, Minehead

Situated within an elevated position on the outskirts of Minehead enjoying fantastic views towards North Hill is this well presented two double bedroom semi detached bungalow. The property benefits from a good size rear garden, double glazing, gas central heating & garage. Viewing is a must!



Double Glazed Front Door

Leading to

Entrance Porch

With inset ceiling spotlights, laminate flooring, radiator, inner double glazed door leading to

Entrance Hall

With fitted carpet, radiator, inset ceiling spotlights, access to roof space, built in airing cupboard, doors to

Lounge

15' 8" x 11' 2" + Bay Window (4.78m x 3.40m + Bay Window)
Double glazed bay window to front, fitted carpet, inset log burner with slate hearth, ceiling coving, radiator.

Kitchen/ Breakfast Room

12' 5" x 11' 7" (3.78m x 3.53m)
A dual aspect room with double glazed window to side with views towards the Bristol Channel & double glazed window to rear enjoying views towards North Hill, wood effect flooring, a range of fitted base & wall units, worktop surfaces, inset one & half bowl sink unit, space for cooker with stainless steel cooker hood over, space & plumbing for dishwasher, space for fridge freezer, part tiled surrounds, radiator, stable door leading to

Utility

Double glazed door to the rear garden, double glazed window to rear, space & plumbing for washing machine, fitted shelving.

Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with shower unit over, fitted shower screen, vanity wash hand basin with cupboard under, low level WC, heated towel rail, part tiled surrounds, extractor unit, inset ceiling spotlights.

Bedroom One

12' x 11' max (3.66m x 3.35m max)
Double glazed bay window to rear enjoying views towards North Hill & across Minehead, radiator, fitted carpet, picture rail, ceiling coving, fitted wardrobe, fitted cupboard.

Bedroom Two

12' x 10' 11" max (3.66m x 3.33m max)
Double glazed bay window to front, fitted carpet, TV point, radiator.

Outside

The property is approached via a pedestrian gate & pathway giving access to the front garden which is mainly laid to lawn with flower & shrub beds. Pathway leads around the side of the property giving access to the rear garden.

To the rear is a good size enclosed garden with a superb decked seating area immediately to the rear of the property which is an ideal area for alfresco dining whilst taking in lovely views over Minehead & towards North Hill. There is hot & cold outside water taps, outside lights, slate gravelled area, laid to lawn, flower & shrub beds, raised vegetable beds, a pathway then leads down to the rear of the garden where access to the garage can be found & a pedestrian timber gate.

Garage

15' 4" x 9' 7" (4.67m x 2.92m)
With light & power, up & over door, 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

D



Floor Plan

Approximately 81 sqm / 871 sqft

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Herga, Hopcott Road, Minehead

- Popular Area on the Outskirts of Minehead
- Semi Detached Bungalow - Two Double Bedrooms
- Lounge - Kitchen/Breakfast Room - Bathroom
- Double Glazing - Gas Central Heating - Front & Rear Gardens
- Garage - Fantastic Views

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106772 - 0006

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