



**Hayfield Road, Minehead, TA24 6AD**



**welcome to**

**30 Hayfield Road, Minehead**

Situated in a pleasant residential area close to local amenities including schools within Alcombe is this beautifully presented detached extended family home. The property benefits from gas central heating, double glazing, kitchen/dining room, ground floor bedroom/family room with wet room.



## Double Glazed Front Door

Leading to

## Entrance Hall

Double glazed window to rear, fitted carpet, radiator, staircase rising to first floor landing, door to

## Lounge

14' 5" max x 13' 7" ( 4.39m max x 4.14m )

Double glazed window to front and side, fitted carpet, radiator, wall light points, built in understairs cupboard, TV point and door to

## Kitchen/ Dining Room

17' 9" x 10' 9" ( 5.41m x 3.28m )

Double glazed windows to front and side, a range of modern fitted white gloss base and wall units, worktop surfaces, inset sink unit, range style cooker, cooker hood over, space for fridge freezer, space and plumbing for dishwasher, radiator, vinyl flooring, TV point, wall mounted gas boiler serving the domestic hot water and central heating systems, archway to utility and door to

## Utility

Double glazed door to rear and double glazed door to the garden, extractor unit, vinyl flooring, worktop surface, space and plumbing for washing machine, door to

## Cloakroom

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

## Family Room/ Bedroom Four

Double glazed window to front, double glazed patio doors to the rear garden, fitted carpet, radiator, door to

## Wet Room

7' 10" x 7' 4" ( 2.39m x 2.24m )

Double glazed window to rear, low level WC, shower unit with shower screen, wash hand basin, radiator, extractor unit and Aqua panelling.

## First Floor Landing

With fitted carpet, access to roof space, built in airing cupboard and doors to

## Bedroom One

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double glazed window to front, fitted carpet, radiator, wall light point.

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

Double glazed window to front, fitted carpet and radiator.

## Bedroom Three

8' 6" x 8' 5" ( 2.59m x 2.57m )

Double glazed window to rear, fitted carpet, radiator and double glazed skylight window.

## Bathroom

Double glazed window to side, a white fitted suite comprising panelled bath with Victorian style mixer tap/shower attachment over and fitted shower screen, low level WC, pedestal wash hand basin, tiled surrounds, tiled floor, heated towel rail and extractor unit.

## Outside

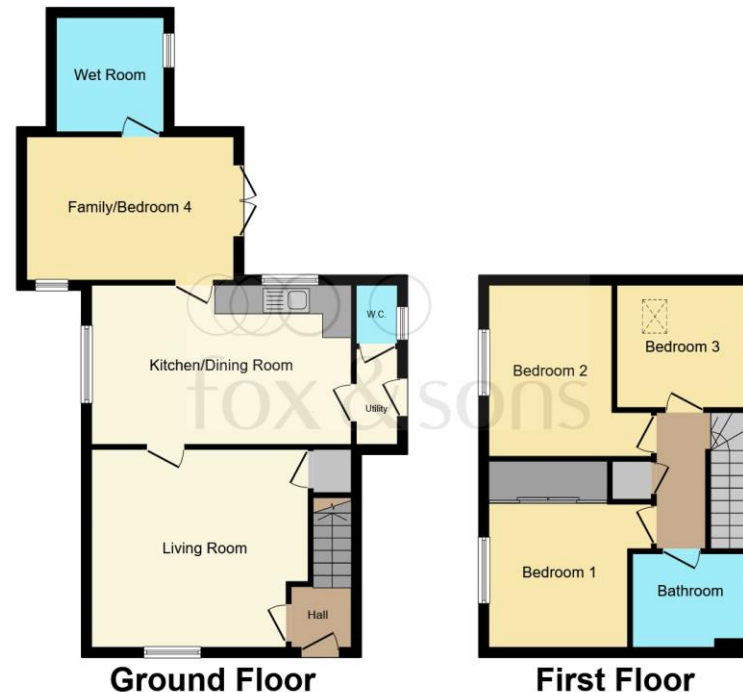
The property is approached via a driveway offering off street parking and access to the front door. To the front of the property is a gravelled area of garden. To the rear of the property is a pedestrian gate giving access to an enclosed low maintenance patio garden ideal for alfresco dining, summerhouse with light and power, paved patio.

## Council Tax Band

D

## Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 country 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 is approximately two hours.



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). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## 30 Hayfield Road, Minehead

- Popular Residential Area of Alcombe
- Extended Detached Family Home
- Four Bedrooms - Kitchen/Dining Room
- Gas Central Heating - Double Glazing
- Off Street Parking - Low Maintenance Garden

Tenure: Freehold EPC Rating: A

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106769 - 0003

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