



**Parkhouse Road, MINEHEAD, TA24 8AD**

**welcome to**

**21 Parkhouse Road, MINEHEAD**

Situated in a popular residential area on the outskirts of the town centre is this beautifully presented detached three bedroom family residence. The property has been modernised to a high & exact standard throughout and enjoys a beautifully landscaped tiered garden whilst enjoying lovely views.



### **Front Door**

Leading to

### **Entrance Hall**

Double glazed window to front with fitted wooden venetian blind, fitted cupboards/shelving, exposed floorboards, radiator, ceiling coving, built in cupboard, staircase rising to first floor landing, doors to

### **Cloakroom**

Double glazed window to side, low level WC, vanity wash hand basin with cupboard under, radiator.

### **Lounge/ Dining Room**

21' 9" max x 16' max ( 6.63m max x 4.88m max )

A duel aspect L-Shaped room with double glazed windows to front and rear with fitted wooden venetian blinds, double glazed french doors leading to the rear garden, exposed floorboards, ceiling coving, two radiators, telephone point, fitted shelving, fitted cupboards, wall mounted electric fire, door to

### **Kitchen**

11' 5" x 9' 5" ( 3.48m x 2.87m )

Double glazed window to rear overlooking the garden with fitted roller blind, a range of fitted high gloss base and wall units, granite worktop surfaces with splashbacks, inset one and half bowl sink unit, space for range style cooker with cooker hood over, space and plumbing for washing machine, built in larder cupboard, space for fridge freezer, radiator, breakfast bar, tiled flooring, integrated wine cooler, door to

### **Utility Room**

8' 4" x 3' 10" ( 2.54m x 1.17m )

With door to the rear garden, tiled flooring, worktop surfaces, space for tumble dryer, fitted cupboard and shelving.

### **First Floor Landing**

Double glazed window to front with fitted wooden venetian blind enjoying views towards North Hill, double glazed door to the balcony, fitted carpet, radiator, doors to

### **Bedroom One**

16' x 11' 10" max ( 4.88m x 3.61m max )

A duel aspect room with double glazed windows to front and rear with fitted wooden venetian blinds and views towards North Hill to the front, two radiators, fitted carpet, ceiling coving, a range of fitted wardrobes.

### **Bedroom Two**

11' 9" max x 11' 5" ( 3.58m max x 3.48m )

Double glazed window to rear with fitted wooden venetian blind, fitted carpet, radiator, ceiling coving , vanity wash hand basin with tiled splashback, built in wardrobe.

### **Bedroom Three**

9' 8" x 9' 3" ( 2.95m x 2.82m )

Double glazed window to rear, ceiling coving, fitted carpet, radiator, built wardrobe, access to roof space.

### **Bathroom**

9' 3" max x 7' 4" max ( 2.82m max x 2.24m max )

Double glazed window to side with fitted roller blind, a modern fitted suite comprising of large shower cubicle, low level WC, vanity wash hand basin with cupboard under, tiled surrounds, inset ceiling spot lights, fitted cupboard, heated towel rail, built in airing cupboard with hot water cylinder, shaver point, Amtico flooring, steps leading to

### **Dressing Area**

6' 10" x 4' 9" ( 2.08m x 1.45m )

Double glazed Velux light window to front, radiator, fitted cupboard, built in storage cupboards.

### **Outside**

The property is approached by double gates giving access to the driveway offering off street parking and access to the garage and property. The is a pedestrian gate also giving access to the driveway. The front garden is well maintained and mainly comprises of laid to lawn with flower and shrub beds, pedestrian gate to the side of the property leads to the rear garden. To the rear is a large tiered garden which has been beautifully landscaped by the current

owners, immediately off the rear of the property is a full width paved patio making an ideal area for alfresco dining with steps leading to the garden which comprises of laid to lawn areas, flower & shrub beds, mature trees, many seating areas to enjoy the superb views of North Hill from the garden. There is a timber summerhouse with decking seating, a timber garden shed, fish pond with waterfall feature.

### **Garage**

17' 5" x 9' 5" ( 5.31m x 2.87m )

With up and over door, wall mounted gas fired boiler serving the domestic hot water and central heating systems, gas and electric meters and consumer unit, window to side, fitted base units.

### **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



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## 21 Parkhouse Road, MINEHEAD

- Popular Residential Area
- Beautifully Presented Accommodation
- Detached Family Residence - Three Bedrooms
- Cloakroom - Lounge/Dining Room
- Beautifully Landscaped Gardens - Garage

Tenure: Freehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106791 - 0002

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