



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



view this property online fox-and-sons.co.uk/Property/MIH106791



welcome to

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

view this property online fox-and-sons.co.uk/Property/MIH106791



Property Ref:
MIH106791 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk