



Bampton Street, Minehead, TA24 5TT

welcome to

36 Bampton Street, Minehead

A beautifully presented extended Grade II listed Georgian terraced family residence enjoying a convenient position to the town centre & its amenities. The property boasts period charm combined with modern day living & benefits from enclosed garden enjoying views towards North Hill, garage & parking.



Period Front Door

Leading to

Entrance Lobby

With inner door leading to

Entrance Hall

With radiator, fitted carpet, picture rail, built in cupboard, telephone point, staircase rising to first floor landing, doors to

Cloakroom

With low level WC, wash hand basin, tiled floor, extractor unit, inset ceiling spotlight.

Lounge

14' 9" x 14' 9" (4.50m x 4.50m)

Sash window to front, fitted carpet, picture rail, gas fire set in decorative fireplace, built in cupboards, wall light points, radiator, archway to

Dining Room

12' 8" max x 9' 10" (3.86m max x 3.00m)

Window to rear, fitted carpet, radiator, picture rail, built in cupboard.

Kitchen/ Breakfast Room

19' 8" x 9' 8" (5.99m x 2.95m)

Window to side, stable door to side, double glazed skylight windows, a range of coloured grey base and wall units, granite worktop surfaces, butler sink unit with mixer tap, range style cooker with stainless steel cooker hood over, tiled splashbacks, integrated dishwasher, integrated washing machine, integrated fridge freezer, larder cupboard, integrated microwave, tiled floor with underfloor heating, radiator, inset ceiling spotlights, wall light points.

First Floor Landing

Window to rear, fitted carpet, access to roof space, doors to

Bedroom One

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Window to rear, radiator, picture rail, fitted carpet.

Bedroom Two

14' 10" x 11' 5" max (4.52m x 3.48m max)

Sash window to front, fitted carpet, radiator, pedestal wash hand basin with tiled splashback, built tin wardrobe, wall light points.

Bedroom Three

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Sash window to front, fitted carpet, radiator.

Bathroom

Window to rear, a white suite comprising low level WC, pedestal wash hand basin, shaver light/point, panelled bath with Victorian style mixer tap/shower attachment over, shower unit over bath, fitted shower screen, part tiled surrounds, radiator, fitted carpet, built in airing cupboard with hot water cylinder and shelving.

Outside

The property is approached via a pedestrian gate leading to a small garden. To the rear is a beautifully landscaped cottage style garden ideal for alfresco dining and comprises paved patio with flower and shrub bed immediately off the kitchen with steps leading to a level garden with paved patio, flower and shrub beds, mature trees, outside lighting. There is access to the garden store,

garage and a pedestrian gate giving access to the parking area to the rear of the garden.

Garden Store

15' 3" x 6' 11" (4.65m x 2.11m)

Door and window to front, light and power.

Garage

17' 10" x 8' 6" (5.44m x 2.59m)

With electric roller door, window to rear, door to rear, light and power.

Immediately in front of the garage is parking for two vehicles with outside light and gate giving access to the 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, nearby countryside walks. Minehead Beach, Harbour and the beautiful Blenheim Gardens are within walking distance from the property. 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

C



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



view this property online fox-and-sons.co.uk/Property/MIH106174



welcome to

36 Bampton Street, Minehead

- Close to Minehead Town Centre & its Amenities
- Grade II Listed Georgian Extended Family Residence
- Three Bedrooms - Two Reception Rooms
- Gas Central Heating - Kitchen/Breakfast Room
- Enclosed Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: Exempt

£385,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106174



Property Ref:
MIH106174 - 0005

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