



Paganel Road, Minehead TA24 5EY

welcome to

72 Paganel Road, Minehead

A truly stunning Two double bedroom detached bungalow enjoying far reaching coastal and countryside views that has been the subject of complete refurbishment throughout and now offers spacious, light and elegant living accommodation complimented by attractive gardens - No Chain.



Entrance Hall

Double glazed door and window to side, wood effect floor, useful cloaks storage cupboard, cupboard housing gas combi boiler (installed 2023) attractive half panelled walls, access to boarded loft space with light, radiator, oak doors to

Lounge

16' 3" x 11' 1" (4.95m x 3.38m)

Enjoying a light and airy dual aspect with double glazed windows to front, enjoying coastal and countryside views and double glazed windows to side, attractive half panelled walls, wood effect flooring, wiring and provision for wall mounted television, radiator, square arch to

Kitchen/ Dining Room

14' 5" x 8' 1" (4.39m x 2.46m)

Dual aspect with double glazed window to front enjoying coastal and countryside views, double glazed window to side and double glazed door to side, beautifully re-fitted range of grey shaker style wall and base level units complimented by ample low profile worktop surfaces, inset four ring induction hob with hood over and oven below, integrated concealed dishwasher and fridge freezer, inset stainless steel sink, metro tile splashbacks, wood effect floor, ample space for dining table and chairs, recess down lighters, radiator.

Bedroom One

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed double doors and window to rear giving access to patio and rear gardens beyond, two fitted double wardrobes, wiring and provision for wall mounted television, USB power points, radiator.

Bedroom Two

11' 7" x 9' (3.53m x 2.74m)

Double glazed window to rear, attractive half panelled feature wall, wiring and provision for wall mounted television, USB power points, radiator.

Bathroom

Double glazed window to side, well appointed re-fitted white suite comprising panel enclosed bath with mixer tap and multi head mixer shower, low level WC and vanity wash hand basin, fully tiled walls, tiled floor, extractor fan, recess downlighters, heated towel rail.

Outside

A practical low maintenance front garden with gravel, driveway to garage providing off street parking for several cars, EV charging point, gated side access to rear garden which has been attractively landscaped with full width patio area ideal for Al Fresco dining, shallow steps to a generous lawned area, all enclosed by replacement fencing, outside tap and power points.

Garage

Located to side and half converted to provide a utility/boot room. Storage area to front with up and over door, light and power, door to

Utility Room

8' 10" x 7' 10" (2.69m x 2.39m)

Personal door to rear garden, fitted range of base level units with granite effect worktop surfaces, inset stainless steel sink, plumbing for washing machine and space for tumble dryer, vinyl flooring.

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

C



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welcome to

72 Paganel Road, Minehead

- Stunning Detached Re-Furbished Bungalow
- Dual Aspect Sitting Room - Re-Fitted Kitchen/Dining Room
- Two Double Bedrooms - Re-Fitted Bathroom
- Re-wired & New Gas Central Heating in 2023
- Fine Views - Lovely Landscaped Enclosed Gardens

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106767 - 0006

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