



**The Ball, Minehead, TA24 5JJ**



**welcome to**

**Mount Pleasant, The Ball, Minehead**

Built in approx.1928 located on the slopes of North Hill commanding an elevated position is this spacious detached three bedroom bungalow enjoying outstanding far reaching coastal & inland views. The property benefits from gas central heating, double glazing & surrounding gardens.



### Double Glazed Front Door

Leading to

### Entrance Hall

With fitted carpet, access to roof space, two radiators, doors to

### Lounge

20' 2" x 17' 6" max ( 6.15m x 5.33m max )

Double glazed windows to rear, double glazed patio doors to the rear garden, fitted carpet, picture rail, radiator, archway to

### Dining Room

17' 1" max x 15' 10" max ( 5.21m max x 4.83m max )

Double glazed bay window to side, radiator, fitted carpet, picture rail, fireplace with inset log burner set on tiled hearth, door to entrance hall.

### Kitchen/ Breakfast Room

24' 2" max x 11' 9" max ( 7.37m max x 3.58m max )

Double glazed window to front and double glazed stable door to the front garden, a range of fitted base and wall level units, worktop surfaces, inset one and half bowl sink unit, space for fridge freezer, integrated double oven, centre island with inset gas hob with cooker hood over, tiled splashbacks, space and plumbing for dishwasher, two radiators, gas fired boiler set in fireplace, built in cupboards, built in airing cupboard with hot water cylinder and shelving, skylight window, door to

### Study

10' 11" max x 10' 9" ( 3.33m max x 3.28m )

Double glazed window to side, fitted carpet, picture rail, radiator.

### Bedroom One

14' max x 11' 4" wardrobe to bay ( 4.27m max x 3.45m wardrobe to bay )

Double glazed bay window to rear, two radiators, fitted carpet, picture rail, fitted wardrobes.

### Bedroom Two

13' 5" x 9' ( 4.09m x 2.74m )

Double glazed windows to side, fitted carpet, radiator, picture rail.

### Bedroom Three

13' 6" x 8' 9" ( 4.11m x 2.67m )

Double glazed window to side, fitted carpet, radiator, picture rail.

### Bathroom

Double glazed window to side, a fitted suite comprising pedestal wash hand basin, bath with mixer taps, low level WC, radiator, part tiled surrounds.

### Shower Room

Double glazed windows to front, a fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, part tiled surrounds, extractor unit, radiator.

### Outside

The property is approached onto a tarmac driveway in front of a single garage/workshop, utility located next to the porch. There is gated access into the rear garden with mature shrubs surrounding and a patio area and access to the main door.

The garden to the property wraps around the bungalow allowing opportunity to enjoy the most wonderful panoramic views at all times of the day. The majority of the garden to the bungalow is predominately terraced and laid to lawns with various areas of mature trees and shrubs surrounding. Various pathways through the gardens. Perfectly located to walking routes and Minehead Town Centre.

### 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



Floor Plan

Garage

Total floor area 180.7 m<sup>2</sup> (1,945 sq.ft.) approx

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

## Mount Pleasant, The Ball, Minehead

- Commanding Elevated Position
- Fantastic Far Reaching Coastal & Inland Views
- A Detached Spacious Bungalow - Three Bedrooms
- Lounge - Dining Room - Kitchen/Breakfast Room
- Driveway & Gardens - In Need of some Modernisation

Tenure: Freehold EPC Rating: E

# £499,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106744 - 0004

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