



The Ball, Minehead, TA24 5JJ

welcome to

Robin Hill, The Ball, Minehead

Enjoying fantastic views over Minehead & the surrounding countryside is this well presented semi detached family residence which was designed by Edwin Gunn & built in 1929. The property benefits from four bedrooms, double glazing, gas central heating, car port & garden. NO CHAIN



Entrance Porch

With quarry tiled floor, outside light, period stable front door leading to

Entrance Hall

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

Lounge

16' 8" x 12' 2" max (5.08m x 3.71m max)

Double glazed window to side, sliding patio doors to the sun room, picture rail, fitted carpet, gas fire set on tiled hearth, two radiators, built in cupboard.

Dining Room

16' 4" max x 10' 8" max (4.98m max x 3.25m max)

A dual aspect room with double glazed windows to rear & side enjoying views over Minehead and surrounding countryside, exposed floorboards, picture rail, radiator, double doors to sun room.

Utility Room

9' 10" x 8' 2" (3.00m x 2.49m)

Window to front, stable door to front, tiled floor, base level unit, worktop surfaces, inset sink unit, space and plumbing for washing machine, radiator, tiled floor, built in cupboard, built in larder cupboard, doors to kitchen and entrance hall, door to

Kitchen/ Breakfast Room

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed windows to front & side, a range of modern fitted base and wall level units, worktop surfaces, inset one and half bowl sink unit, integrated double oven, inset gas hob with cooker hood over, integrated microwave oven, integrated fridge freezer, integrated dishwasher, tiled splashbacks, picture rail, radiator, tiled floor, walk-in pantry, inset ceiling spotlights.

Seperate W.C

Double glazed window to side, low level WC, wash hand basin, tiled floor, radiator.

First Floor Landing

Double glazed window to side on staircase, picture rail, access to roof space, fitted carpet, radiator, doors to

Bedroom One

15' 10" max x 12' 2" max (4.83m max x 3.71m max)

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

Bedroom Two

15' 11" x 12' 2" max (4.85m x 3.71m max)

Double glazed windows to rear and side, fitted carpet, picture rail, radiator, built in cupboard.

Bedroom Three

11' 11" x 10' 8" (3.63m x 3.25m)

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

Bedroom Four

9' 5" x 8' 11" max (2.87m x 2.72m max)

Double glazed bay window to side, fitted carpet, picture rail, radiator, built in single bed.

Bathroom

Double glazed window to front, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, radiator, pedestal wash hand basin, heated towel rail, vinyl floor, inset ceiling spotlights.

Seperate W.C

Double glazed window to front, low level WC, vinyl floor.

Loft Space

24' 8" max x 16' 11" max (7.52m max x 5.16m max)

A fantastic space which could be converted in to additional accommodation subject to obtaining the necessary permissions. The room is accessed via a drop down ladder and comprises double glazed window to front, exposed floorboards, exposed beams, built in undereaves storage, light and power.

Outside

The property is approached via a driveway leading to the car port with steps then leading to the property. There is a patio area immediately off the utility room with a garden store. To the side of the property a patio area with access to the front door, pedestrian gate leading to The Ball.

To the rear is a good size garden with paved patio immediately off the rear of the property making an ideal area for alfresco dining whilst taking in fantastic views over Minehead and the surrounding countryside. From the patio steps a pathway leads down through the garden with various flower and shrub beds, laid to lawn, timber summerhouse and pond. The garden is bordered by fencing on both sides. There are steps and a gate that give access on to Church Street.

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

Agent's Note:

The property has recently been redecorated externally in May 2024.



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welcome to

Robin Hill, The Ball, Minehead

- Located within the Popular North Hill area of Minehead
- Fantastic Views - Semi Detached Family Residence
- Four Bedrooms - Two Reception Rooms
- Gas Central Heating - Double Glazing
- Car Port & Parking - Good Size Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£445,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106768 - 0008

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