



Staunton Road, Minehead TA24 6DZ

welcome to

33 Staunton Road, Minehead

Enjoying attractive views this three bedroom family home has been extended to provide enlarged ground floor living accommodation, complimented by double glazing and gas central heating. The property would benefit from cosmetic updating but enjoys enclosed gardens and a garage to the rear - no chain.



Front Door

Double glazed door to

Entrance Porch

with inner front door to

Entrance Hall

Fitted carpet, radiator, telephone point, door to lounge, staircase rising to

Sitting/Dining Room

25' 1" x 16' 11" narrowing to 8' 11" (7.65m x 5.16m narrowing to 2.72m)

Double glazed window to front, window to rear, fitted carpet, two radiators, gas fire set in stone fire place, understairs storage cupboard, sliding doors to

Kitchen

17' 1" max x 16' max (5.21m max x 4.88m max)

(L-Shaped) Two double glazed windows to rear, double glazed door to rear garden, a range of fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for slot in cooker, part tiled surrounds, vinyl floor, radiator, space for freezer.

First Floor Landing

Fitted carpet, radiator, vaulted ceiling with double glazed window to rear, built in airing cupboard, doors to

Bedroom One

16' 11" max x 9' 4" (5.16m max x 2.84m)

Double glazed windows to front with attractive outlook, radiator, fitted carpet, built in wardrobe, built in cupboard.

Bedroom Two

9' 8" x 8' (2.95m x 2.44m)

Double glazed window to rear with attractive outlook, fitted carpet, radiator.

Bedroom Three

6' 10" x 9' 2" (2.08m x 2.79m)

Double glazed window to rear with attractive outlook, fitted carpet, wall mounted replacement gas fired boiler for central heating and hot water, radiator.

Bathroom

Suite comprising low level WC, pedestal wash hand basin, panel bath with shower unit, part tiled surrounds, radiator, double glazed window to rear.

Front Garden

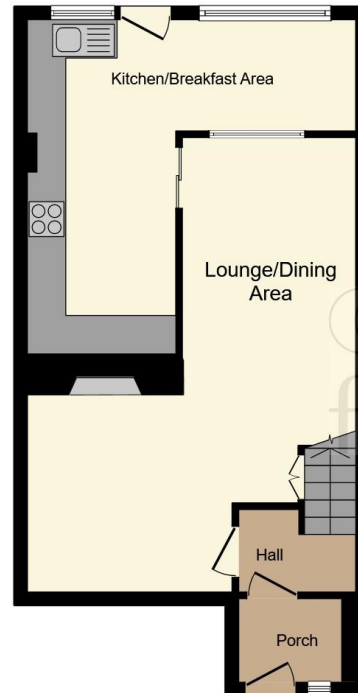
An open plan front garden with central pathway to front door, low maintenance gravel beds with inset shrubs.

Rear Garden

A low maintenance rear garden being enclosed with gated rear access leading to the garage, generous patio area bordered by planting beds, mature shrubs.

Garage

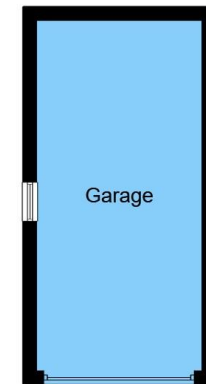
Located to the rear of the property, a single garage with power and light.



Ground Floor



First Floor



Garage

Total floor area 101.4 m² (1,092 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



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welcome to

33 Staunton Road, Minehead

- Extended Three Bedroom Terrace Home
- Sitting/Dining Room - Kitchen/Breakfast Room
- Three Bedrooms - Bathroom - Double Glazing
- Gas Central Heating - Front & Rear Gardens
- Garage To Rear - No Onwards Chain

Tenure: Freehold EPC Rating: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106570 - 0003

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