



Summerland Road, Minehead, TA24 5BP

welcome to

14 Summerland Road, Minehead

Conveniently located a short level walk from Minehead's shopping centre is this well presented Victorian mid terraced home offering two reception rooms, a well appointed kitchen, two double bedrooms and two bath/shower rooms, enclosed easy maintenance gardens and no onwads chan.



Entrance Porch

Canopied porch with composite door to

Entrance Hall

A spacious hall with wood effect flooring, radiator and doors to

Lounge

13' 9" into bay x 12' 1" (4.19m into bay x 3.68m)
Double glazed bay window to front, feature fire place with tiled surrounds, coving, wood flooring, radiator.

Dining Room

11' 6" x 11' 5" (3.51m x 3.48m)
Double glazed window to rear, stairs to first floor landing, under stairs storage cupboard, wood flooring, replacement gas combi boiler, central heating thermostat, radiator.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)
Double glazed window to side and double glazed door to garden, fitted range of wall and base level units, granite effect work surfaces with inset one and half bowl stainless steel sink unit, inset four ring hob with hood over and oven below, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled splashbacks, vinyl flooring, door to

Bathroom

9' 9" x 8' 2" (2.97m x 2.49m)
Double glazed window to rear, 2 x double glazed window to side, whites suite comprising panel enclosed bath, separate fully tiled shower cubicle, low level WC and pedestal wash hand basin, heated towel rail, tiled surrounds, recessed spot lights.

Landing

Spacious landing, half panelled walls, split level, access to loft, doors to

Bedroom One

16' x 11' 2" (4.88m x 3.40m)
2 x double glazed windows to front, radiator.

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)
Double glazed window to rear, radiator.

Bathroom

11' 5" x 8' 10" max (3.48m x 2.69m max)
Double glazed window to rear, re-fitted white suite comprising panel enclosed bath, pedestal wash hand basin, heated towel rail.

Cloakroom

Double glazed window to side, high flush WC, wash hand basin, fully tiled walls.

Front Garden

Enclosed with low wall to the front boundary, gated access to pathway to front door, low maintenance paving.

Rear Garden

An enclosed low maintenance garden, decking and attractive artificial grass with raised planters, wall enclosed with gated rear access, potential for parking, garden store.

Council Tax Band Tbc



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/MIH106794



welcome to

14 Summerland Road, Minehead

- Attractive Victorian Mid Terraced Home
- Two Reception Rooms - Fitted Kitchen
- Two Double Bedrooms - Two Bath/Shower Rooms
- Gas Central Heating & Double Glazing
- Enclosed Gardens - No Onwards Chain

Tenure: Freehold EPC Rating: C

£235,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106794



Property Ref:
MIH106794 - 0004

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