



Ellicombe Meadow, Minehead TA24 6LH

welcome to

14 Ellicombe Meadow, Minehead

Enjoying fantastic views over Minehead & towards the Bristol Channel is this beautifully presented detached three bedroom bungalow situated within a sought after residential area on the outskirts of Minehead. The property benefits from front & rear gardens, double garage & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed windows to front, fitted carpet, ceiling coving, telephone point, access to roof space, built in airing cupboard with Megaflo hot water cylinder and shelving, built in cupboard, doors to

Lounge/ Dining Room

22' 10" max x 17' 10" max (6.96m max x 5.44m max)

Double glazed bay window to front, double glazed sliding patio doors to rear garden, fitted carpet, ceiling coving, two radiators, gas fire set in decorative fireplace with marble hearth.

Kitchen

15' 5" x 12' 1" (4.70m x 3.68m)

Double glazed window to rear, double glazed door to utility room, a range of coloured base and wall level units, worktop surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, inset induction hob with stainless steel cooker hood over, integrated double oven, space for fridge freezer, space and plumbing for dishwasher, tiled flooring, radiator, ceiling coving, inset ceiling spotlights.

Utility Room

11' 1" max x 5' 5" (3.38m max x 1.65m)

Double glazed windows to rear and side, a range of base unit with sink unit with mixer tap, wall mounted units, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, extractor unit, tiled flooring, inset ceiling spotlights, wall mounted ideal gas boiler serving the domestic hot water and central heating systems.

Bedroom One

12' 10" x 12' 3" (3.91m x 3.73m)

Double glazed window to rear, fitted carpet, ceiling coving, radiator, TV point, built in wardrobes, telephone point, doors to

Ensuite Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, shaver light/point, extractor unit, part tiled surrounds, ceiling coving, vinyl flooring.

Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to front, fitted carpet, ceiling coving, radiator, built in wardrobe.

Bedroom Three

10' 3" max x 9' 9" max (3.12m max x 2.97m max)

Double glazed window to front, fitted carpet, radiator, ceiling coving.

Bathroom

Double glazed window to side, a fitted suite comprising panel bath with shower unit over, fitted shower screen, aqua panelling, low level WC, vanity wash hand basin with cupboards under, radiator, ceiling coving, extractor unit, part tiled surrounds, vinyl flooring.

Outside

To the front there is a lawned garden with shrub borders with a blocked paved path leading to the front door. To the side is a tarmac driveway offering ample off street parking and access to the detached double garage.

To the side of the garage is a pathway and gate giving access to the rear garden. To the rear is a landscaped garden comprising laid to lawn, flower and shrub beds, trees, timber garden shed, large paved patio with remote controlled electric sun blind, outside lighting, outside water tap, pergola with integrated seating, attractive fencing with bricked pillars bordering to one side.

Detached Double Garage

16' 9" x 16' 9" (5.11m x 5.11m)

With two up and over doors, double glazed window to rear and double glazed door to rear garden, light and power, overhead storage.

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



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

14 Ellicombe Meadow, Minehead

- Sought After Residential Area - Fantastic Views
- Detached Bungalow - Three Bedrooms
- Lounge/Dining Room - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Detached Double Garage

Tenure: Freehold EPC Rating: D

£535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106663 - 0002

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk