



Holloway Street, Minehead TA24 5NR

welcome to

19 Holloway Street, Minehead

Situated just moments away from the town centre is this substantial beautifully presented end of terrace three bedroom period residence. The property offers spacious living accommodation whilst benefitting from gas central heating, double glazing & enclosed low maintenance rear garden.



Front Door

Leading to

Entrance Lobby

With wooden floor, inner door to;

Entrance Hall

With wooden floor, built in understairs storage cupboard, radiator, staircase rising to first floor landing, double glazed door to rear gardens.

Lounge

15' 4" max x 13' 1" (4.67m max x 3.99m)
Double glazed window to front, exposed floorboards, wall light points, picture rail, radiator.

Dining Room

13' 3" max x 12' 1" (4.04m max x 3.68m)
Double glazed window to rear, period fireplace, picture rail, exposed floorboards, radiator.

Kitchen/ Breakfast Room

18' 4" x 9' 2" (5.59m x 2.79m)
Double glazed window to side, range of fitted base and wall level units with ample worktop surfaces, inset stainless steel sink unit, integrated double oven, inset gas hob, space for fridge freezer, space and plumbing for dishwasher, integrated microwave, tiled surrounds, tiled floor, larder cupboard, inset ceiling spotlights, exposed bricked wall, door to;

Utility Room

With fitted solid wood worktop, wall mounted units, space and plumbing for washing machine, space for tumble dryer, tiled splashback, door to;

Seperate W.C.

Double glazed window to rear, low level WC, pedestal wash hand basin, tiled floor.

First Floor Landing

Split level landing with exposed floorboards, radiator, built in cupboard, access to loft space, doors to;

Bedroom One

13' x 11' 8" max (3.96m x 3.56m max)
Double glazed windows to front and side, period fireplace, exposed floorboards, radiator.

Bedroom Two

13' 4" max x 12' (4.06m max x 3.66m)
Double glazed window to rear, exposed floorboards, period fireplace, fitted modern wardrobe, radiator.

Bedroom Three

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed window to rear, exposed floorboards, access to loft space, radiator.

Shower Room

Double glazed window to side, a fitted suite comprising low level WC, vanity wash hand basin with cupboard under, shower cubicle, exposed floorboards, heated towel rail, extractor unit.

Bathroom

9' x 7' 6" (2.74m x 2.29m)
Double glazed window to front, exposed floorboards, a fitted suite comprising freestanding bath, high level WC, pedestal wash hand basin, shower cubicle with rainfall shower head, extractor unit, radiator.

Loft Space

20' 1" max x 17' 7" (6.12m max x 5.36m)
Accessed via a drop down ladder, light and power.

Outside

To the rear is an enclosed low maintenance walled and fenced garden with pedestrian gate to the side, comprising paved patio, outside water tap, steps then lead up to a covered decked seating area making an ideal area for alfresco dining, flower and shrub beds.

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

B



view this property online fox-and-sons.co.uk/Property/MIH106884



welcome to

19 Holloway Street, Minehead

- Substantial Period End of Terrace Residence
- Just Moments from the Town Centre
- Two Reception Rooms - Kitchen/Breakfast Room
- Utility - Seperate WC - Gas Central Heating
- Enclosed Low Maintenance Garden

Tenure: Freehold EPC Rating: E

£378,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106884



Property Ref:
MIH106884 - 0003

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