



Old Farm Road, Minehead, TA24 8AS

fox & sons

welcome to

10 Old Farm Road, Minehead

Within easy reach of Minehead centre is this substantial extended Three bedroom detached bungalow featuring generous gardens and fine North Hill views. Complimented by Three reception rooms, spacious kitchen/breakfast room, Two bath/shower rooms and an attached garage, viewing is recommended.



Entrance Porch

Double glazed door and double glazed windows overlooking front gardens and driveway.

Entrance Hall

Access to loft space via retractable loft ladder with power and insulation, storage cupboard housing gas fired boiler, large storage/cloaks cupboard, doors to;

Sitting Room

20' 3" x 15' 5" (6.17m x 4.70m)

Double glazed window to front, attractive vaulted ceiling, feature fireplace with brick surround, radiator, square archway to;

Dining Room

14' 8" x 11' 4" (4.47m x 3.45m)

Double glazed window and patio doors to the conservatory, radiator.

Conservatory

16' x 10' 10" (4.88m x 3.30m)

A double glazed conservatory enjoying fine views over the rear garden and to North Hill in the distance, doors to patio area, power and light.

Kitchen/Breakfast Room

16' x 10' 7" (4.88m x 3.23m)

Three double glazed windows to front and double glazed door to front, fitted with an excellent range of wall and base level units with glazed display cabinets, shelving and paneling, extensive range of granite effect worksurfaces with inset composite 1.5 bowl sink unit, appliance space for range style cooker, integrated dishwasher and fridge, appliance space for washing machine and tumble dryer, tiled surrounds, tiled floor, breakfast bar.

Bedroom One

13' x 9' 7" (3.96m x 2.92m)

Double glazed window to rear with North Hill views, excellent range of fitted bedroom furniture, radiator.

Bedroom Two

9' x 8' 8" min (2.74m x 2.64m min)

Double glazed window to rear with North Hill views, excellent range of fitted bedroom furniture, radiator.

Bedroom Three

9' 8" x 9' (2.95m x 2.74m)

Double glazed window to rear with North Hill views, fitted shelving, radiator.

Bathroom

Double glazed window to side, White suite comprising tile panel enclosed bath, low level w.c. with concealed cistern and vanity wash hand basin, tiled surrounds, fitted mirror, tiled floor, recessed spotlights, radiator.

Shower Room

Window to front, White suite comprising fully tiled shower cubicle with glazed enclosure, low level w.c., tiled surrounds, tiled floor.

Front Garden

Approached over a generous driveway affording off street parking for several cars and leading to a covered area and the garage, gated pedestrian access to rear garden, good expanse of lawn bordered by a low maintenance area of chippings to the boundary.

Garage

19' x 8' 3" (5.79m x 2.51m)

Metal up and over door to front, window to rear, power and light.

Rear Garden

The enclosed rear garden features patio areas ideal for al-fresco dining, area of lawn, low maintenance chippings, part wall enclosed with lovely views across to St Michael's Church and North Hill, access through to a lower garden level being enclosed and enjoying a good degree of privacy, ample space for garden shed and greenhouse.



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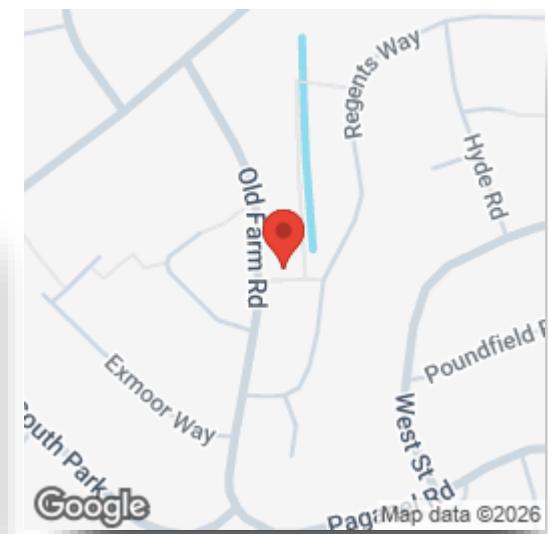
10 Old Farm Road, Minehead

- Substantial Detached Bungalow With Views
- Three Reception Rooms - Kitchen/Breakfast Room
- Three Bedrooms - Two Bath/Shower Rooms
- Generous Gardens - Ample Parking - Garage
- Double Glazing - Gas Central Heating

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£430,000



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Property Ref:
MIH106924 - 0005

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