



Higher Park, Minehead TA24 8AR

welcome to

31 Higher Park, Minehead

Nicely positioned in this cul-de-sac location a spacious Two bedroom semi detached bungalow benefiting from good size gardens, gas central heating, double glazing and conservatory. The property is further complimented by a gated driveway and single garage - No Chain.



Entrance Porch

Double glazed door to front, double glazed windows to front and side, cloaks hanging space, light point, double glazed door to;

Sitting/Dining Room

18' 8" x 13' 10" (5.69m x 4.22m)

Double glazed window to front, focal point fireplace with electric living flame fire, wall light points, coving, radiator, door to;

Inner Hall

Double glazed door to covered side access leading to front and rear gardens, access to loft space, airing cupboard with radiator and shelving, coving, radiator, doors to;

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

Double glazed window to side, fitted with a range of White wall and base level units complimented by marble effect worksurfaces, inset single drainer stainless steel sink unit, space for slot in cooker, plumbing and space for washing machine, space for two tall fridge freezers, breakfast bar, tiled splashbacks.

Bedroom One

13' 8" x 12' 5" (4.17m x 3.78m)

A spacious double bedroom with double glazed window to rear overlooking rear garden, radiator.

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Enjoying a dual aspect with Double glazed window to side looking towards North Hill and double glazed double doors to rear, radiator.

Conservatory

11' 4" x 9' 9" (3.45m x 2.97m)

Enjoying lovely views over the rear garden, a double glazed conservatory with double doors opening onto the patio and rear gardens beyond, power points.



Shower Room

Two double glazed windows to side, White suite comprising oversize shower with glazed enclosure, low level w.c. and vanity wash hand basin, tiled surrounds, radiator.

Front Garden

Enclosed with attractive low maintenance garden areas, driveway to garage with gated access to front affording off street parking, covered side access to rear garden.

Rear Garden

The rear garden is a good size with patio area to the rear of the property, flower and shrub beds and borders, low maintenance slate chippings and artificial lawn, trellis divide leading to further area of garden which was a vegetable garden, timber garden shed and further garden store. NOTE the left hand boundary fence is being replaced.

Garage

15' 10" x 8' 9" (4.83m x 2.67m)

Metal up and over door to front, fusebox and electric meter, wall mounted Vaillant gas fired combination boiler, light and power.

Council Tax Band C



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welcome to

31 Higher Park, Minehead

- Spacious Semi Detached Bungalow
- Sitting/Dining Room - Double Glazed Conservatory
- Fitted Kitchen - Two Bedrooms - Re-Fitted Shower Room
- Gas Central Heating - Double Glazing
- Good Size Gardens - Driveway & Garage - No Chain

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106922 - 0004

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