



Alcombe Road, MINEHEAD, TA24 6BA

welcome to

56 Alcombe Road, MINEHEAD

Ideally positioned for local schooling and shopping facilities is this well presented period end of terrace three bedroom family home. The property enjoys period features & benefits from three reception rooms, attic room, gas central heating, courtyard garden & off street parking.



Front Door

Leading to

Entrance Lobby

With period Victorian style tiled floor, inner door leading to

Entrance Hall

Period Victorian style tiled floor, radiator, understairs storage area, staircase rising to first floor landing, doors to

Lounge

12' 9" x 11' 1" + Bay (3.89m x 3.38m + Bay)

Double glazed bay window to front, radiators, picture rail, feature fireplace, fitted carpet.

Dining Room

10' 10" max x 10' 4" max (3.30m max x 3.15m max)

Door to utility room, exposed floorboards, inset log burner set in decorative fireplace, radiator, picture rail.

Kitchen

10' 6" x 9' 9" (3.20m x 2.97m)

Double glazed window to side, a range of fitted base and wall units, worktop surfaces, rangemaster dual fuel cooker (gas/electric), cooker hood over, tiled splashbacks, space and plumbing for dishwasher, space for fridge, inset stainless steel one and half bowl sink unit, telephone point, door to

Utility Room

21' 6" x 5' 4" (6.55m x 1.63m)

Twin wall roof, double glazed door to the rear garden, outside water tap, base and wall units, worktop surface, two stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer.

Garden Room/ Office

10' 6" max x 9' 11" max (3.20m max x 3.02m max)

Double glazed sliding patio doors to the rear garden, door to utility room, radiator, fitted carpet, door to boiler cupboard with hand basin.

First Floor Landing

With fitted carpet, radiator, staircase rising to second floor.

Bedroom One

14' 11" max x 11' 1" max (4.55m max x 3.38m max)

Double glazed window to front, fitted carpet, built in understairs storage area, door to

Ensuite

Double glazed window to front, low level WC, pedestal wash hand basin, panelled bath with shower units, vinyl floor, part tiled surrounds, heated towel rail, shaver point.

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed window to rear, fitted carpet, radiator, period fireplace.

Bedroom Three

10' 6" x 8' 8" (3.20m x 2.64m)

Double glazed window to rear, radiator, fitted carpet, built in wardrobe.

Bathroom

Double glazed window to side, a fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with shower unit over, part tiled surrounds, heated towel rail, shaver point, tiled floor.

Seperate W.C.

Double glazed window to side, low level WC, wash hand basin, vinyl floor.

Second Floor

Attic/Games Room

16' 8" max x 10' 7" (5.08m max x 3.23m)

Double glazed Velux window to rear, fitted carpet, access to roof space, door to walkin attic space with double glazed Velux window to side, light and power.

Outside

To the front is a small garden with pathway leading to the front door. To the rear is a low maintenance courtyard style garden with garden shed, paved and decked areas, timber gate giving access to the driveway which offers parking for one vehicle.

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/MIH106942



welcome to

56 Alcombe Road, MINEHEAD

- Ideally Positioned for Local Schooling & Shopping Facilities
- Period End of Terrace Family Home
- Three Reception Rooms - Three Bedrooms - Attic Room
- Double Glazing - Gas Central Heating
- Enclosed Courtyard Garden & Off Street Parking

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106942



Property Ref:
MIH106942 - 0005

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