



**Hillview Close, Minehead, TA24 8EQ**

welcome to

## 6 Hillview Close, Minehead

- Outskirts of Minehead - Residential Cul-de-sac
- Mid Terrace Home - Three Bedrooms
- Two Reception Rooms - Kitchen
- Bathroom - Gas Central Heating - Front & Rear Gardens
- In Need of Modernisation

Tenure: Freehold EPC Rating: Awaiting

**£245,000**

### Double Glazed Front Door

Leading to

### Entrance Hall

Double glazed window to front, radiator, built in understairs storage area, staircase rising to first floor landing, doors to

### Lounge

13' 4" x 12' 5" max ( 4.06m x 3.78m max )  
Double glazed sliding door to the rear garden, radiator, fitted carpet, gas fire.

### Kitchen

8' 11" x 8' 1" ( 2.72m x 2.46m )  
Double glazed window to front, double glazed door to side, fitted base and wall units, worktop surfaces, space for cooker, space and plumbing washing machine, inset sink unit, space for fridge and freezer, tiled splashbacks, door to

### Dining Room

11' 3" x 10' 1" ( 3.43m x 3.07m )  
Double glazed window to rear, radiator.

### First Floor Landing

Double glazed window to front, built in airing cupboard with hot water cylinder and shelving, access to roof space, doors to

### Bedroom One

13' 6" max x 12' 7" max ( 4.11m max x 3.84m max )  
Double glazed to rear, radiator, fitted carpet, built in wardrobe.

### Bedroom Two

13' 6" max x 12' 6" max ( 4.11m max x 3.81m max )  
Double glazed window to rear, radiator, built in wardrobe.

### Bedroom Three

9' 3" x 7' 1" ( 2.82m x 2.16m )  
Double glazed window to front, built in cupboard, radiator, fitted carpet.

### Bathroom

Double glazed window to front, fitted suite comprising low level WC, wash hand basin, panelled bath, radiator.

### Outside

The property is approached via pedestrian gate giving access to the front garden and front door, a shared pedestrian footpath with no.7 giving access to the rear garden. To the rear is an enclosed mature garden.

### 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

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#### Property Ref:

MIH106693 - 0003

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