



Woodcombe Lane, Woodcombe, Minehead TA24 8SA

welcome to

Overstream, Woodcombe Lane, Woodcombe, Minehead

In the sought after Woodcombe area of Minehead close to excellent walks is this spacious Three bedroom detached chalet bungalow featuring generous gardens backing onto The Parks walk, the property offers versatile accommodation and is in need of some cosmetic improvement - No Chain.



Entrance Porch

Enclosed porch with windows to front and side, door to front, tiled floor, courtesy lighting, door to;

Entrance Hall

A spacious hall with wood effect vinyl flooring, airing cupboard with lagged tank and slatted shelving, telephone point, radiator, coving, doors to;

Sitting Room

15' x 12' (4.57m x 3.66m)

Walk in bay to rear with double glazed doors to patio and gardens beyond, double glazed windows to side and rear, feature fireplace with inset Woodwarm multi-fuel stove, wall light points, wood floor, radiator, coving, archway to;

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Double glazed window to rear, stairs rising to first floor landing, wood floor, two radiators, coving, return door to entrance hall.

Kitchen

11' 5" x 8' (3.48m x 2.44m)

Two double glazed windows to front, fitted range of base level units with granite effect worksurfaces, inset single drainer ceramic sink unit with mixer tap, appliance space for slot in cooker, dishwasher and fridge/freezer, display shelving, tiled splashbacks, radiator, archway to;

Study/Breakfast Room

13' 7" x 8' (4.14m x 2.44m)

Double glazed window to front, skylight, wood effect flooring, radiator.

Utility Room

17' x 7' max (5.18m x 2.13m max)

Windows to side and rear, door to side access, plumbing for washing machine and space for additional appliances, stainless steel sink unit, wall mounted Worcester Bosch gas boiler for central heating and hot water, power and light.

Bedroom One

18' 3" x 8' 3" (5.56m x 2.51m)

Dual aspect with double glazed windows to side and rear, wood effect flooring, radiator, door to;

En-Suite Bathroom

Skylight window, White suite comprising panel enclosed bath with chrome period style mixer tap and shower attachment, low level w.c. and pedestal wash hand basin, wood effect flooring, large fitted mirror, radiator, connecting door to study.

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

Double glazed bay window to front, wood flooring, radiator, coving.

Shower Room

Window to side, White suite comprising shower cubicle with glazed enclosure and Mira shower, low level w.c. and vanity wash hand basin, part paneled surrounds, coving, extractor fan, radiator.

First Floor Bedroom Three

13' 10" max x 11' 5" max (4.22m max x 3.48m max)

Excluding eaves intrusion, Double glazed window to rear with attractive views over the rear gardens and towards Hopcott in the distance, eaves storage cupboard, radiator.

Front Garden

Part wall enclosed with driveway providing off street parking, side access to rear garden, shaped flower and shrub beds.

Rear Garden

The rear garden is a feature of the property and enjoys a sunny Southerly aspect, a blank canvass for the enthusiastic gardener, it offers excellent proportions with generous expanse of lawn, bordered by mature shrubs and backing directly onto The Parks walk which offers a lovely level access into Minehead. To the rear of the bungalow there is a patio area and within the garden two sheds in need of repair.

Council Tax Band D



Ground Floor



First Floor

view this property online fox-and-sons.co.uk/Property/MIH106644

welcome to

Overstream, Woodcombe Lane, Woodcombe Minehead

- Spacious Chalet Bungalow In Sought After Woodcombe
- Sitting Room - Dining Room - Study/Breakfast Room
- Fitted Kitchen - Utility Room - Three Bedrooms
- Two Bath/Shower Rooms - Double Glazing - Gas Central Heating
- Large Gardens - Backing Onto The Parks - No Chain

Tenure: Freehold EPC Rating: E

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106644



Property Ref:
MIH106644 - 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