









# 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.

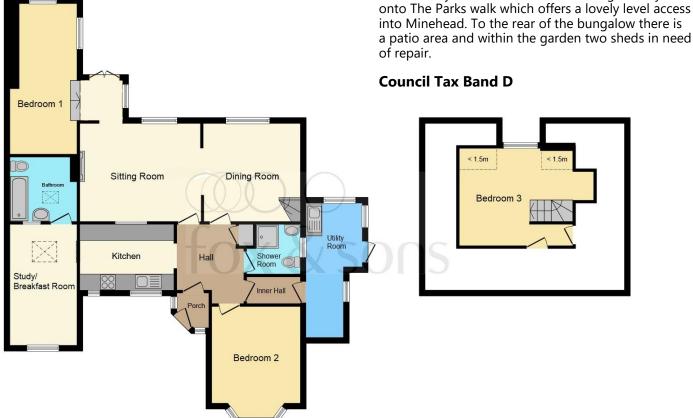
#### **Bedroom Two**

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

**First Floor Bedroom Three** 

cupboard, radiator.

Front Garden

and shrub beds.

Rear Garden

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

towards Hopcott in the distance, eaves storage

The rear garden is a feature of the property and

the enthusiastic gardener, it offers excellent

proportions with generous expanse of lawn, bordered by mature shrubs and backing directly

enjoys a sunny Southerly aspect, a blank canvass for

Excluding eaves intrusion, Double glazed window to

rear with attractive views over the rear gardens and

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

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**Ground Floor** 

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# 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

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