



Summerland Avenue, Minehead TA24 5BN

welcome to

26 Summerland Avenue, Minehead

Conveniently located a short level walk from Minehead's shopping centre is this well presented Victorian mid terraced home offering lounge/dining room, kitchen/breakfast room, three bedrooms and an attic room, enclosed courtyard garden incorporating off street parking. NO ONWARD CHAIN



Double Glazed Front Door

Leading to

Entrance Hall

With inner door, radiator, fitted carpet, built in airing cupboard, staircase rising to first floor landing, doors to

Lounge

11' 4" x 11' 2" max (3.45m x 3.40m max)

Double glazed bay window to front, fitted carpet, radiator, feature fireplace with electric fire, archway leading to

Dining Room

11' 10" x 9' 1" max (3.61m x 2.77m max)

Window to rear, fitted carpet, radiator, door to entrance hall.

Kitchen/ Breakfast Room

22' 1" max x 14' 5" max (6.73m max x 4.39m max)

Double glazed windows to rear, double glazed door to the rear garden, laminate floor, radiator, a range of fitted base and wall units, worktop surfaces, inset one and half bowl stainless steel sink unit, space for cooker with cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks.

First Floor Landing

With fitted carpet, built in cupboard, fitted wooden ladder leading to the attic room, built in airing cupboard with gas fired boiler serving the domestic hot water and central heating systems, doors to

Bedroom One

11' 10" x 8' 3" (3.61m x 2.51m)

Double glazed window to rear, laminate floor, radiator, built in wardrobe.

Bedroom Two

11' 4" x 8' 11" max (3.45m x 2.72m max)

Double glazed window to front, radiator, fitted carpet.

Bedroom Three

7' 9" x 5' 10" (2.36m x 1.78m)

Double glazed window to front, radiator.

Second Floor

Attic Room

14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed skylight window to rear, fitted carpet, undereaves storage cupboard.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath, shower cubicle, pedestal wash hand basin, low level WC, vinyl floor, part tiled surrounds, radiator.

Outside

Approached via a pedestrian gate leading to the front door and the small courtyard garden. To the rear is an enclosed courtyard garden with a covered seating area, flower and shrub beds, the garden incorporates off street parking for one vehicle with double timber gates giving access to the service lane.

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

26 Summerland Avenue, Minehead

- A Short Walk from the Town Centre
- Victorian Mid-Terraced Home
- Three Bedrooms - Lounge/Dining Room - Kitchen/Breakfast Room
- Gas Central Heating - Bathroom - Attic Room
- Enclosed Rear Courtyard Garden Incorporating Off Street Parking

Tenure: Freehold EPC Rating: D

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106951 - 0005

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