



**West Park Close, Minehead, TA24 8BB**

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## **4 West Park Close, Minehead**

Situated in this sought after area close to The Parks with good access to town is this exceptionally well presented three bedroom home which benefits from recently installed gas central heating alongside a re-fitted kitchen and shower room. Lovely enclosed gardens, garage and North Hill views.



### Entrance Hall

Replacement double glazed composite door to front, stairs rising to first floor landing, radiator, wood flooring, oak door giving access to;

### Sitting/Dining Room

25' 2" max x 14' max ( 7.67m max x 4.27m max )

#### Sitting Area

Double glazed window to front, useful storage cupboard, wood flooring, coving, radiator, open plan access to

#### Dining Area

Double glazed sliding patio doors to rear garden with North Hill views beyond, understairs storage cupboard, radiator, door to;

### Kitchen

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window and door to rear, beautifully re-fitted with a matching range of wall and base level units affording an excellent array of storage with glazed display cabinets, ample wood effect worksurfaces with inset composite sink unit and contemporary mixer tap, space for slot in cooker with extractor hood above, plumbing for washing machine and slimline dishwasher, space for tall fridge/freezer with adjacent tall storage cupboard and overhead storage, tiled splashbacks, wood flooring.

### First Floor Landing

Access to loft space, cupboard house recently installed gas fired combination boiler, oak doors giving access to;

### Bedroom One

14' x 10' ( 4.27m x 3.05m )

Double glazed full width window to front with attractive countryside views, large fitted cupboard with additional overstairs storage cupboard, radiator.

### Bedroom Two

9' 8" x 8' ( 2.95m x 2.44m )

Double glazed window to rear with attractive North Hill views, radiator.

### Bedroom Three

9' 1" x 7' ( 2.77m x 2.13m )

Double glazed window to rear with matching views, radiator.

### Bathroom

Luxury re-fitted White suite comprising fully tiled oversize shower cubicle with glazed enclosure and mixer shower, vanity wash hand basin, low level w.c. with concealed cistern, attractive fully tiled walls, heated towel rail, wood flooring.

### Front Garden

An open plan front garden with pathway to front door, area of lawn with flower beds inset.

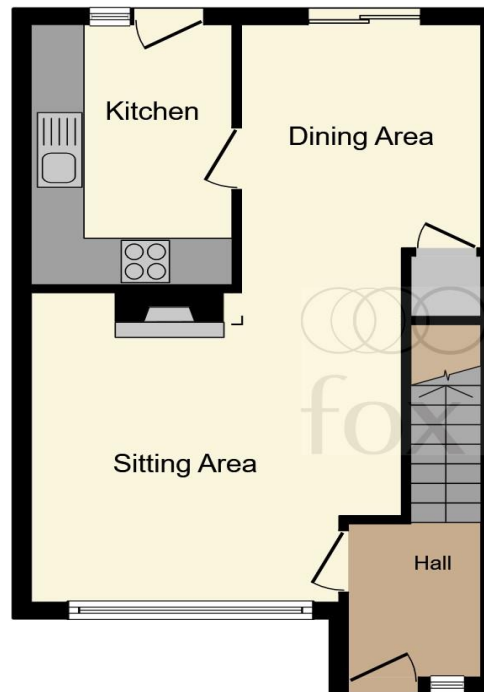
### Rear Garden

Extending to approximately 50' and enjoying lovely views over North Hill, gated rear access, timber garden store and enclosed by good quality fencing with gated rear access, patio area to property with lawned area and well stocked flower and shrub beds.

### Garage

A single garage located in closeby block with metal up and over door to front.

### Council Tax Band C



Ground Floor



First Floor

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](http://www.focalagent.com)



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## 4 West Park Close, Minehead

- Beautifully Presented Home In Sought After Location
- Sitting/Dining Room - Re-Fitted Kitchen
- Three Bedrooms - Re-Fitted Shower Room
- Gas Central Heating - Double Glazing
- 50' Rear Garden - Garage - North Hill Views

Tenure: Freehold EPC Rating: C

**£270,000**



Please note the marker reflects the postcode not the actual property

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