

Lower Park, Minehead, TA24 8AX



welcome to

9 Lower Park, Minehead

Situated within the popular 'The Parks' area of Minehead and within walking distance of the town centre is this beautifully presented 1930's semi detached family home. The property benefits from gas central heating, double glazing, modern fitted kitchen & bathroom, garage & garden.













Double Glazed Front Door

Leading to

Entrance Hall

With parquet flooring, double glazed window to side, radiator, staircase rising to first floor landing, doors to

Dining Room

13' 8" max x 10' 11" (4.17m max x 3.33m) Double glazed french door to the conservatory, double glazed windows to rear, radiator, fitted carpet, picture rail, feature fireplace, archway to the lounge.

Lounge

13' 7" max x 13' 2" max (4.14m max x 4.01m max) Double glazed window to front, fitted carpet, picture rail, gas fire set in decorative surrounds, radiator.

Conservatory

10' 11" x 8' 2" (3.33m x 2.49m) Double glazed windows to rear and side, double glazed patio doors to the rear garden, wall light point, power.

Kitchen

15' 3" x 8' 4" (4.65m x 2.54m)

Double glazed window to side, double glazed door to side, double glazed Velux window, a range of fitted coloured base and wall units, worktop surfaces, inset one and half bowl stainless steel sink unit, space and plumbing for dishwasher, space for fridge freezer, space and plumbing for washing machine, rangemaster cooker, extractor unit, tiled splashbacks, heated towel rail, vinyl flooring, built in understairs cupboard with double glazed window to side.

First Floor Landing

Double glazed window to side, fitted carpet, access to roof space, built in airing cupboard with gas fired boiler serving the domestic hot water and central heating systems, doors to

Bedroom One

13' 8" max x 13' 6" max (4.17m max x 4.11m max) Double glazed window to front, radiator, exposed floorboards.

Bedroom Two

13' 7" max x 10' 11" (4.14m max x 3.33m) Double glazed window to rear, fitted carpet, radiator, picture rail.

Bedroom Three

9' 1" max x 8' 5" (2.77m max x 2.57m) Double glazed window to front, radiator, fitted carpet.

Bathroom

Double gazed window to rear, a modern fitted suite comprising p-shaped bath with mixer tap and shower unit over, fitted shower screen, low level WC, vanity wash hand basin with cupboard under, vinyl flooring, heated towel rail, extractor unit.

Kitchen Dining Room Lounge Bedroom 1 Bedroom 1 Garage Ground Floor First Floor Garage

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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Outside

The property is approached via a driveway leading to the garage and front door. A pedestrian gate gives access to the rear garden. To the side of the driveway is a gravelled area with wall and hedge boundary to the front.

To the rear is an enclosed good size garden that forms an undoubted feature of the property and comprises laid to lawn, gravel areas making idea seating areas and alfresco dining, flower and shrub beds, timber garden shed, pathway leading to the rear of the garden. The garden is bordered by fencing.

Garage

17' 9" x 8' 6" (5.41m x 2.59m) With electric roller door, personal door to garden, light and power.

Council Tax Band

D

welcome to

9 Lower Park, Minehead

- Popular 'The Parks' Area of Minehead
- 1930's Semi Detached Family Home
- Three Bedrooms Lounge Dining Room
- Conservatory Double Glazing Gas Central Heating
- Garage & Off Road Parking Good Size Rear Garden •

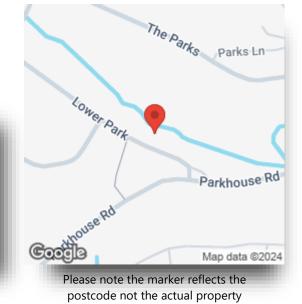
Tenure: Freehold EPC Rating: D

£415,000









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The Property Ombudsman

Property Ref: MIH106950 - 0004 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.

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