



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 glazed 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.

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



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

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106950 - 0004

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