



West Street, Minehead, TA24 5HJ

welcome to

91 West Street, Minehead

Located within a popular residential area of Minehead & enjoying fantastic views towards the surrounding countryside is this well presented extended semi-detached 2/3 bedroom bungalow. The property benefits from gas central heating, guest bedroom/study, gardens & parking.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, ceiling coving, access to roof space, built in airing cupboard housing gas fired boiler and shelving, doors to

Lounge

13' x 12' 3" (3.96m x 3.73m)

Double glazed window to front, fitted carpet, radiator, ceiling coving, electric fire set in a decorative surrounds.

Kitchen

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to rear and double glazed door to conservatory, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, integrated oven, inset hob with cooker hood over, space for fridge freezer, space and plumbing for dishwasher, tiled splashbacks, vinyl floor.

Conservatory

11' 2" x 7' 4" (3.40m x 2.24m)

Double glazed windows & double glazed door leading to the rear garden, power, radiator, door to

Bedroom Three

16' 1" x 7' 7" max (4.90m x 2.31m max)

Double glazed windows to front and rear, fitted carpet, radiator, inset ceiling spotlights.

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to front, radiator, ceiling coving, built in wardrobe.

Bedroom Two

9' 7" max x 7' 1" (2.92m max x 2.16m)

Double glazed to rear, fitted carpet, radiator, built in wardrobe, ceiling coving.

Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, radiator, part tiled surround, ceiling coving, extractor unit.

Outside

The property is approached via a driveway offering off street parking and leads to the front. The front garden is mainly laid to lawn with flower and shrub beds, outside light.

To the rear is an enclosed tiered garden comprising paved patio, grassed area, timber garden shed, outside water tap, flower and shrub beds, lawn area, apple tree, decked area to rear of the garden where views towards North Hill can be enjoyed.

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

C



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

91 West Street, Minehead

- Popular Residential Area - Fantastic Views
- Extended Semi-Detached Bungalow
- 2/3 Bedrooms - Conservatory - Gas Central Heating
- Double Glazing - Kitchen - Lounge
- Off Street Parking - Front & Rear Gardens

Tenure: Freehold EPC Rating: D

£289,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106935 - 0004

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