





## welcome to

# Chedworth, Whitegate Road, Minehead

Situated within a popular residential area on the outskirts of Minehead town centre is this beautifully presented semi-detached neo-georgian style family home. The property has been modernised by the current owners & benefits from gas central heating, double glazing, garage & gardens.













#### **Double Glazed Front Door**

Leading to

#### **Entrance Hall**

With wooden style floor, radiator, staircase rising to first floor landing, door to

#### Cloakroom

With extractor unit, low level wc, wash hand basin. tiled floor, door to garage.

## **Lounge/ Dining Room**

13' 1" x 13' 5" ( 3.99m x 4.09m )

Double glazed bay window to front, wooden style floor, fitted shelving, telephone point, radiator, TV point, feature fireplace, built in understairs cupboard, open plan to

#### Kitchen

12' 1" x 17' 9" max ( 3.68m x 5.41m max )

Double glazed window to rear, radiator, wooden style floor, door to cloakroom.

Kitchen Area: a range of coloured base units, Quartz worktop surfaces, inset sink unit with mixer tap, integrated electric oven, inset induction hob, cooker hood over, tiled splashbacks, space for fridge freezer, inset ceiling spotlights, double glazed window to rear and double glazed door to

## **Utility Room**

9' 2" x 6' 3" ( 2.79m x 1.91m )

Double glazed widows to rear and side, double glazed door to rear garden, tiled floor, power and light.

## First Floor Landing

Double glazed window to side, fitted carpet, acces to roof space, built in airing cupboard with baxi gas fired boiler and shelving, doors to

## **Bedroom One**

17' 10" max x 9' 5" max ( 5.44m max x 2.87m max ) Double glazed windows to front, fitted carpet, radiator, built in cupboard.

#### **Bedroom Two**

10' 3" x 7' 4" ( 3.12m x 2.24m )

Double glazed window to rear, fitted carpet, radiator.

#### **Bedroom Three**

9' 3" x 7' 2" ( 2.82m x 2.18m )

Double glazed window to rear, radiator, fitted carpet.

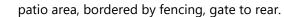
#### **Shower Room**

A modern fitted suite comprising walk in shower with shower unit and rainwater shower head, vanity wash hand basin with mixer tap and cupboard under, low level wc, tiled surrounds, heated towel rail, tiled floor, extractor unit, inset ceiling spotlights.

#### Outside

A lawned front garden with driveway with access to garage and front door, shrub area to otherside of the driveway and a small area to side of Garage.

To the rear is an enclosed tiered garden with areas of grass, steps leading to the rear of the garden with



## Garage

24' 11" x 15' 5" max ( 7.59m x 4.70m max ) With electric up and over door, double gazed window to rear, door to garden, light and power, space and plumbing for a washing machine.

#### 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**



Total floor area 124.1 m<sup>2</sup> (1,336 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Ground Floor

## welcome to

# **Chedworth, Whitegate Road, Minehead**

- Popular Residential Area
- Neo-Georgian Style Semi-Detached Family Home
- Three Bedrooms Open Plan Lounge/Dining Room
- Modern Fitted Kitchen & Bathroom
- Garage & Off Street Parking Front & Rear Gardens

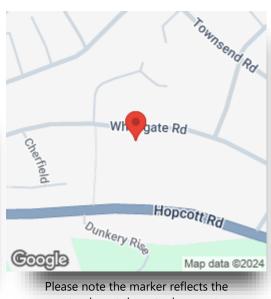
Tenure: Freehold EPC Rating: C

£330,000









postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107033



Property Ref: MIH107033 - 0002 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 quidance 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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