



**Park Lane, Carhampton, Minehead, TA24 6NL**



**welcome to**

**Oakwood, Park Lane, Carhampton**

Tucked away within the popular West Somerset village of Carhampton is this detached three bedroom family residence enjoying fantastic countryside views towards Dunster Deer Park. The property benefits from oil fired central heating, surrounding gardens, garage & off street parking.



### Double Glazed Front Door

Leading to

### Entrance Porch

With tiled floor, inner door leading to

### Entrance Hall

Double glazed window to front, fitted carpet, ceiling coving, radiator, built in understairs cupboard, staircase rising to first floor landing, doors to

### Lounge

18' 10" x 12' 5" + Bay Window ( 5.74m x 3.78m + Bay Window )

Double glazed windows to front, side and rear, fitted carpet, ceiling coving, bricked fireplace with tiled hearth and inset log burner, TV point, two radiators, open plan to

### Dining Room

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double glazed sliding patio doors to rear, fitted carpet, radiator, door to hallway.

### Inner Hall

With tiled floor, ceiling coving, doors to

### Kitchen

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to rear, a range of fitted base and wall units with solid wood fronts, worktop surfaces, tiled splashbacks, inset one and half bowl stainless steel sink unit, space and plumbing for dishwasher, oil fired boiler serving the domestic hot water and central heating systems, breakfast bar, integrated electric double oven, inset electric hob with extractor hood over, tiled floor.

### Boot Room

13' 7" x 5' ( 4.14m x 1.52m )

Double glazed doors to front and rear, vinyl floor, base and wall units, worktop surfaces, door to

### Utility Room

14' 7" x 8' 10" ( 4.45m x 2.69m )

Window to rear, base units, stainless steel sink unit, space and plumbing for washing machine, space for fridge, vinyl floor, door to garage.

### Shower Room

Double glazed window to front, a fitted suite comprising low level WC, shower cubicle, pedestal wash hand basin, radiator, tiled floor, part tiled surrounds.

### First Floor Landing

Double glazed window to front, fitted carpet, access to roof space, built in cupboard, walkin airing cupboard, doors to

### Bedroom One

18' 9" x 12' 4" max ( 5.71m x 3.76m max )

Double glazed window to front, side & rear enjoying fantastic countryside views towards Dunster Deer Park, fitted carpet, built in cupboard, built in wardrobes, radiator.

### Bedroom Two

11' 11" max x 9' 10" max ( 3.63m max x 3.00m max )

Double glazed window to rear, fitted carpet, fitted wardrobe, ceiling coving.

### Bedroom Three

9' 10" x 9' 1" ( 3.00m x 2.77m )

Double glazed window to rear, fitted carpet, radiator, built in wardrobes.

### Bathroom

Double glazed window to front, a fitted suite comprising low level WC, panelled bath with mixer tap/shower attachment over, shower screen, pedestal wash hand basin, radiator, part tiled surrounds, vinyl floor.

### Outside

The property is approached via a blocked paved driveway offering off street parking, access to the garage. Pathway leads to the front door and gate to the side gives access to the side and rear gardens, the front garden is mainly laid to lawn with flower and shrub beds, outside light and outside water tap.

To the side of the property is a summerhouse and laid to lawn garden continuing to the rear of the property. The rear garden is mainly laid to lawn with patio area, flower and shrub beds, oil tank, timber garden shed. The garden is bordered by fencing.

### Garage

18' 5" x 8' 10" narrowing to 8' 10" ( 5.61m x 2.69m narrowing to 2.69m )

Currently divided to take the utility room. With electric roller door, light and power, overhead storage.

### Location

Carhampton is an attractive village close to the Exmoor National Park with a Church and a public house. There are lovely walks from the village, over the Deer Park to Dunster and through farmland to the Beach. The village is only 4.4 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 21 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.

### Council Tax Band

E

### Agents Note:

The property is fitted with Solar Panels which provide electricity and hot water, the Solar Panels are own outright by the current owners.



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## **Oakwood, Park Lane, Carhampton**

- Popular West Somerset Village of Carhampton
- Detached Family Residence - Two Reception Rooms
- Three Bedrooms - Kitchen - Utility Room
- Oil Fired Central Heating - Garage & Off Street Parking
- Surrounding Gardens - Fantastic Countryside Views

Tenure: Freehold EPC Rating: D

# £482,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106945 - 0007

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