



**Manor Road, Minehead TA24 6EJ**



**welcome to**

**45 Manor Road, Minehead**

Enjoying a pleasant position on the outskirts of Old Alcombe close to nearby countryside walks is this beautifully presented semi-detached three bedroom family home. The property benefits from gas central heating, double glazing, enclosed rear garden with summerhouse. Viewing is advised!



### Double Glazed Front Door

Leading to

### Entrance Hall

Double glazed window to front, exposed floorboards, radiator, ceiling coving, staircase rising to first floor landing, doors to

### Dining Room

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )  
Double glazed windows to front and side, exposed floorboards, radiator, ceiling coving.

### Lounge

15' x 11' 10" max ( 4.57m x 3.61m max )  
Double glazed patio doors to the rear garden, exposed floorboards, ceiling coving, radiator, inset multi fuel stove set in decorative surrounds.

### Kitchen

15' max x 8' 11" max ( 4.57m max x 2.72m max )  
Double glazed window to side, double glazed stable door to side, a modern range of fitted coloured base and wall units, Quartz worktop surfaces, inset one and a half stainless steel sink unit, built in cupboard, Kenwood duel fuel electric/gas range cooker with stainless steel cooker hood over, integrated dishwasher, ceiling coving, inset ceiling spotlights, vinyl floor.

### First Floor Landing

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

### Bedroom One

15' 9" max x 9' 11" ( 4.80m max x 3.02m )  
Double glazed window to front enjoying views towards local countryside and double glazed window to side, fitted carpet, ceiling coving, radiator.

### Bedroom Two

13' 8" max x 11' max ( 4.17m max x 3.35m max )  
Double glazed window to rear, radiator, ceiling coving, fitted carpet.

### Bedroom Three

11' max x 10' max ( 3.35m max x 3.05m max )  
Double glazed window to front enjoying views towards local countryside, radiator. fitted carpet, ceiling coving.

### Shower Room

Double glazed window to rear, a modern fitted suite comprising walk in shower cubicle, pedestal wash hand basin, heated towel rail, extractor unit, vinyl floor.

### Seperate W.C

Double glazed window to side, low level WC, part tiled surround, vinyl floor.

### Loft Space

12' 3" x 15' 2" ( 3.73m x 4.62m )  
Accessed via a drop down ladder. With light and power, built in cupboards.

### Outside

The property is approached via a tarmac driveway offering off street parking and leading to the property. Immediately to the front of the property is a paved patio making an ideal seating area, there is raised flower and shrub beds, outside light and gate to the side giving access to the rear garden.

To the side of the property pathway leads to the rear garden, utility and the property. There is an built in cupboard, outside tap, gardeners WC. Gate then gives access to the rear garden.

The rear garden comprises patio area immediately off the lounge with log store and steps leading up the garden. The tiered garden enjoys areas of lawn with flower and shrub beds, stone walls with gravel paths, fish pond, outside power point and further paved patio.

### Summerhouse

12' 7" x 5' 7" ( 3.84m x 1.70m )  
With covered seating area with outside lights. Double glazed windows to side, single glazed windows to front, door to front, insulated walls, light and power, fitted sofa.

### Garage

16' 9" x 7' 11" ( 5.11m x 2.41m )  
Double doors to front, window to side, door to side, light and power, door to

### Utility

13' 6" max x 5' 8" ( 4.11m max x 1.73m )  
Double glazed windows to side and front, double glazed door to front, vinyl floor, a range of fitted base units, inset stainless steel sink unit, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer.

### 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

D



***view this property online*** [fox-and-sons.co.uk/Property/MIH107009](http://fox-and-sons.co.uk/Property/MIH107009)



**welcome to**

## **45 Manor Road, Minehead**

- Popular Residential Area of Old Alcombe
- Close to Nearby Countryside Walks
- Semi-Detached Family Home - Three Bedrooms
- Two Reception Rooms - Modern Fitted Kitchen
- Utility Room - Off Street Parking - Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

# £369,950



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH107009](https://fox-and-sons.co.uk/Property/MIH107009)



Property Ref:  
MIH107009 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**