



Millbridge Road, MINEHEAD, TA24 8AG

welcome to

Hafod, Millbridge Road, MINEHEAD

Occupying an elevated position on the outskirts of Minehead town centre is this detached 1930's family residence enjoying attractive views over Minehead & the surrounding countryside. The property benefits from period charm & features & is in need of modernisation. Viewing is advised.



Front Door

Leading to

Entrance Porch

Windows to side, light, inner door leading to

Entrance Hall

Window to front, linoleum flooring, staircase rising to first floor landing, built in understairs cupboard, picture rail, doors to

Reception Room

15' 7" max x 11' 2" (4.75m max x 3.40m)

Bay window to side, exposed floorboards, picture rail, period fireplace, door to

Enclosed Verandah

15' 10" x 3' 3" (4.83m x 0.99m)

Windows to side and rear, sliding door to the garden, connecting door to the dining room.

Dining Room

13' 2" max x 12' 11" max (4.01m max x 3.94m max)

Bay window to rear, door to enclosed verandah, exposed floorboards, picture rail, period fireplace.

Kitchen

11' 10" max x 10' 2" max (3.61m max x 3.10m max)

Window to front, base units, worktop surfaces, sink unit, space for cooker, linoleum flooring, door to rear entrance lobby.

Rear Entrance Lobby

Window to side, door to side, linoleum flooring, doors to

Separate W.C

Window to side, high level WC, wash hand basin.

Utility Room

12' 8" max x 10' 6" max (3.86m max x 3.20m max)

Windows to rear and side, door to rear garden, light and power, space and plumbing for washing machine.

First Floor Landing

Window to front, exposed floorboards, picture rail, access to roof space, doors to

Bedroom One

15' 3" max x 11' 1" max (4.65m max x 3.38m max)

Bay window to side enjoying an extensive view towards North Hill, window to rear, fitted carpet, picture rail.

Bedroom Two

13' 5" max x 12' 11" max (4.09m max x 3.94m max)

Bay window to rear, fitted carpet, picture rail, period fireplace, built in wardrobe, wash hand basin.

Bedroom Three

11' 11" max x 9' 4" max (3.63m max x 2.84m max)

Window to front with views over Minehead towards the Welsh Coast, exposed floorboards, built in wardrobe, fitted airing cupboard with hot water cylinder, wash hand basin, picture rail.

Bathroom

Window to front, wash hand basin, panelled bath with Victorian style mixer tap/shower attachment over, linoleum flooring.

Separate W.C

Window to front, high level WC.

Outside

The property is approached via timber gates leading to the driveway offering parking for one vehicle and access to the garage. Steps then rise up through the front garden and lead to the house. The front garden is mainly grassed with trees and shrubs, there is a patio area to the front of the property and a path leading to the side and rear. There is a small green directly opposite the property, on Millbridge Road.

To the rear is a tiered grassed garden with trees and shrubs, immediately off the rear of the property is a paved patio. From the garden there are pleasing views over Minehead and the surrounding countryside.

Garage

14' x 9' (4.27m x 2.74m)

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, with nearby countryside walks. Minehead beach, harbour and the beautiful Blenheim Gardens are within walking distance from the property. 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 rail link from Taunton reaches London Paddington in approximately two hours.

Council Tax Band

D



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welcome to

Hafod, Millbridge Road, MINEHEAD

- Outskirts of Minehead Town Centre & its Amenities
- 1930's Detached Family Residence
- Two Reception Rooms - Three Bedrooms
- Attractive Views over Minehead & Surrounding Countryside
- Tiered Gardens - Garage

Tenure: Freehold EPC Rating: F

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106994 - 0006

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