



Higher Orchard, Woodcombe, Minehead, TA24 8SD

welcome to

Greenways, Higher Orchard, Woodcombe

A wonderfully presented semi-detached family home enjoying fantastic views of the surrounding countryside, located within the ever popular Woodcombe area. Boasting light & airy accommodation that has been sympathetically modernised whilst retaining many period features. Viewing is a must!



Period Stable Door

Leading to

Entrance Hall

Double glazed window to front, newly fitted carpet, built in understairs cupboards, radiator, picture rail, staircase rising to First Floor Landing and doors to

Lounge

14' 2" Max x 13' 11" Max (4.32m Max x 4.24m Max)

Double glazed bay window to front enjoying views towards the surrounding countryside, fitted carpet, picture rail, wall light points, TV point, radiator, inset log burner set on tiled hearth.

Dining Room

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to side, newly fitted carpet, radiator, picture rail, fireplace with tiled hearth, fitted cupboard with display cabinet over, fitted shelving, picture rail, fitted work station with shelving and open doorway to

Kitchen

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to rear, a range of fitted cream coloured base and wall units, plate rack, integrated dishwasher, integrated fridge freezer, integrated electric oven, integrated microwave, inset electric hob with cooker hood over, oil fired AGA serving the domestic hot water and cooking, vinyl flooring, radiator, solid wood worktop surfaces with inset one and half bowl stainless steel sink unit and door to

Rear Entrance Lobby

Double glazed door to the driveway, tiled flooring, fitted shelving, light and door to

Utility/Shower Room

Double glazed window, walk-in shower cubicle, fitted base and wall units, worktop surface, inset stainless steel sink unit, space and plumbing for washing machine, low level WC, heated towel rail, space for freezer, tiled flooring and radiator.

First Floor Landing

Double glazed window to side on staircase enjoying views towards the local countryside. Fitted carpet, built-in airing cupboard, access to roof space and doors to

Bedroom One

12' 1" x 10' 1" Max (3.68m x 3.07m Max)

Double glazed window to front enjoying fantastic views towards the surrounding countryside, fitted carpet, radiator and door to

Ensuite Bathroom

12' x 7' 11" Max (3.66m x 2.41m Max)

A superb room with double glazed window to rear, a white fitted suite comprising Victorian style roll top bath with clawed feet, low level WC, pedestal wash hand basin, corner shower cubicle, part tiled surrounds, radiator, inset ceiling spotlights, heated towel rail and vinyl flooring.

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to side enjoying fantastic views towards the local countryside, fitted carpet, wall light point, radiator.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

Double glazed window to front enjoying views towards the surrounding countryside, wall light points, radiator, exposed floorboards and built in wardrobes.

Bathroom

Double glazed window to rear, a fitted white suite comprising of panelled bath with shower unit over, wash hand basin, low level WC, radiator, part tiled surrounds, inset ceiling spotlights and vinyl flooring.

Outside

The property is approached via a pedestrian timber gate giving access to the enclosed front garden and access to the front door. Immediately to the front of the property is a patio area enjoying fantastic views

towards the surrounding countryside and makes an ideal area for alfresco dining. The enclosed garden offers a good degree of privacy and is well stocked with a range of flower & shrub beds, trees, laid to lawn, a water feature running to the rear of the garden and a superb timber summerhouse. The front garden is bordered by fencing and hedging.

To the side of the property a pathway leads to the rear garden which comprises of a paved driveway offering off street parking with double timber gates giving access to Higher Orchard. From the paved driveway there is access to the garage (Not a full size garage due to part of the garage being converted into the Utility/Shower Room) and rear entrance lobby, outside water tap.

To the side of the paved driveway is a good size vegetable garden with a range of raised beds, a variety of fruit trees which include plum, apple, pear, fig & cherry. Pathways leading to the rear of the garden, greenhouse, garden shed, garden store and boiler cupboard housing the oil fired boiler. The garden is bordered by fencing and walling.

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



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welcome to

Greenways, Higher Orchard, Woodcombe

- Ever Popular Woodcombe Area
- Semi-Detached Family Home - Three Bedrooms
- Two Reception Rooms - Downstairs Utility/Shower Room
- Oil Fired Central Heating - Double Glazing - Small Garage & Parking
- Ensuite Bathroom & Family Bathroom - Enclosed Front & Rear Gardens

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107076 - 0004

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