



**Parklands Rise, Minehead, TA24 8UD**



**welcome to**

## **28 Parklands Rise, Minehead**

Situated on the outskirts of Minehead town centre within a pleasant residential cul-de-sac is this well presented end of terrace two bedroom home. The property enjoys views towards North Hill to the rear whilst benefitting from gas central heating, gardens & two allocated parking spaces.



### Double Glazed Front Door

Leading to

### Entrance Porch

With light, door leading to

### Lounge

14' 10" x 12' 7" ( 4.52m x 3.84m )

Double glazed windows to front and side, tiled floor, radiator, staircase rising to first floor landing, door to

### Kitchen

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to rear, double glazed door to the conservatory, a range of fitted base and wall units, worktop surfaces, space and plumbing for washing machine and dishwasher, space for cooker, tiled splashbacks, lino tiled floor, space for fridge freezer.

### Conservatory

11' 8" x 10' 5" ( 3.56m x 3.17m )

Double glazed windows and double glazed doors to the rear garden, fitted carpet, light and power.

### First floor Landing

Double glazed window to side, fitted carpet, access to loft space, doors to

### Bedroom One

10' 6" x 8' 3" ( 3.20m x 2.51m )

Double glazed window to rear enjoying views towards North Hill, fitted carpet, radiator, fitted wardrobe.

### Bedroom Two

12' 8" Max x 7' 11" Max ( 3.86m Max x 2.41m Max )

Double glazed windows to front and side, fitted carpet, radiator, built in airing cupboard.

### Bathroom

A fitted suite comprising panelled bath with shower unit over, extractor unit, low level WC, pedestal wash hand basin, heated towel rail, shaver light/point, part tiled surrounds, vinyl floor.

### Outside

The property is approached via a pathway leading to the front door and a gate to the side giving access to the garden.

The side garden comprises pathway leading to the rear with gravel flower and shrub bed, timber garden shed and a raised area of grass with shrubs. To the rear is a paved garden with flower and shrub beds, timber garden shed. From the garden views towards North Hill can be enjoyed.

### Allocated Parking

To the front of the property are two allocated parking spaces marked with the house number.

### 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

B



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## 28 Parklands Rise, Minehead

- Outskirts of Minehead Town Centre
- End of Terrace Home - Two Bedrooms
- Conservatory - Gas Central Heating - Double Glazing
- Views towards North Hill
- Gardens - Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: Awaiting

**£230,000**



Please note the marker reflects the postcode not the actual property

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