



Trinity Way, Minehead, TA24 6GE

welcome to

12 Trinity Way, Minehead

Situated on this popular Seafront development is this newly refurbished three bedroom link detached home offering two reception rooms, well appointed kitchen and re-fitted bathroom. This home is complemented by double glazing, gas central heating, enclosed gardens and attached garage - no chain.



Entrance Porch

Canopied entrance porch, courtesy light point, double glazed doors to;

Entrance Hall

Stairs rising to first floor landing, understairs storage cupboard, further storage cupboard, central heating thermostat, coving, radiator, woodblock effect vinyl flooring, doors to;

Cloakroom

Double glazed window to side, White suite comprising low level w.c., wash hand basin, radiator, woodblock effect vinyl flooring.

Sitting Room

13' 9" x 9' 9" (4.19m x 2.97m)

Double glazed window to front, feature fireplace with timber mantle, marble hearth and surround, television, FM, satellite and telephone points, radiator, coving, glazed double doors to;

Dining Room

11' x 8' (3.35m x 2.44m)

Double glazed double doors to rear garden, woodblock effect vinyl flooring, radiator, door to;

Kitchen

11' x 8' 2" (3.35m x 2.49m)

Double glazed window to rear, fitted range of wall and base level units with granite effect worksurfaces, inset stainless steel four ring hob with hood over and oven below, inset one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for tall fridge/freezer, concealed wall mounted Baxi combination boiler, television and FM points, tiled splashbacks, recessed downlighters, woodblock effect vinyl flooring, return door to entrance hall.

Landing

Access to insulated loft space, overstairs airing cupboard with Megaflow water tank and shelving, coving, radiator, doors to;

Bedroom One

15' 3" max x 9' 6" max (4.65m max x 2.90m max)

Double glazed window to front, fitted double wardrobe, television and FM points, radiator.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to rear with views over rear garden and North Hill glimpses, fitted double wardrobe, television point, radiator.

Bedroom Three

7' x 6' 9" (2.13m x 2.06m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, re-fitted White suite comprising panel enclosed bath with mixer tap, shower attachment and fitted screen, vanity wash hand basin, low level w.c. with concealed cistern, attractive contrasting shower wall surrounds, wood effect vinyl flooring, recessed downlighters, extractor fan, radiator.

Front Garden

Enclosed by wrought iron railings with low maintenance gravel area, driveway to garage affording off street parking.

Rear Garden

A good size enclosed rear garden in low maintenance style with patio to the rear of the property, the remainder of the garden being gravelled, enclosed by wooden panel fencing and brick wall, outside tap, courtesy door to garage.

Garden

16' 7" x 9' (5.05m x 2.74m)

Attached single garage with roller shutter door to front, power and light, useful eaves storage space.

Council Tax Band D



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

12 Trinity Way, Minehead

- Modern Link Detached Home - No Chain
- Sought After Seafront Development
- Three Bedrooms - Two Reception Rooms
- Recently Redecorated & Re-carpeted Throughout
- Low Maintenance Gardens - Garage & Driveway

Tenure: Freehold EPC Rating: C

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107038 - 0004

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