



**Parkhouse Road, Minehead, TA24 8AD**



**welcome to**

**47 Parkhouse Road, Minehead**

Situated within a popular residential area of Minehead enjoying views towards North Hill is this well presented detached bungalow. The property benefits from a superb vaulted ceiling lounge/dining room, three bedrooms, good size rear garden, garage & off road parking. NO ONWARD CHAIN!



### Double Glazed Front Door

Leading to

### Entrance Porch

Double glazed windows, tiled flooring, double glazed inner door leading to

### Entrance Hall

With fitted carpet, roof light tunnel, radiator, telephone point, ceiling coving, skylight window, doors to

### Cloakroom

Double glazed window to the side, low level WC, vanity wash hand basin with cupboard under, radiator, tiled flooring.

### Inner Hall

With fitted carpet, access to roof space, inset ceiling spotlights, built in cupboard and built in linen cupboard with shelving and light, open plan to lounge/dining room, door to kitchen.

### Lounge/ Dining Room

31' 3" x 13' 4" max ( 9.53m x 4.06m max )

A superb dual aspect room with a vaulted ceiling comprising double glazed windows to the front, double glazed sliding patio doors to the rear garden, fitted carpet, two radiators, double glazed velux windows to the rear, fireplace with tiled hearth,

### Kitchen

9' 4" x 8' 7" ( 2.84m x 2.62m )

Double glazed windows to the front, a range of fitted base and wall units, worktop surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink unit, integrated electric double oven, inset electric hob with cooker hood over, integrated slimline dishwasher, tiled flooring, inset ceiling spotlights, archway to

### Utility Room

6' 1" x 5' 5" ( 1.85m x 1.65m )

Double glazed window to the front, a range of fitted base units, worktop surface with tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, radiator, inset ceiling spotlights, tiled flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

### Bedroom One

12' x 10' 4" ( 3.66m x 3.15m )

Double glazed window to the rear, fitted carpet, radiator, built in wardrobe with hanging rail and shelving.

### Bedroom Two

11' 7" x 9' 8" ( 3.53m x 2.95m )

Double glazed window to the rear, fitted carpet, radiator, ceiling coving.

### Bedroom Three

13' 6" max x 6' 3" max ( 4.11m max x 1.91m max )

Double glazed window to the rear, fitted carpet, radiator.

### Bathroom

Double glazed window to the side, a fitted modern suite comprising walk in shower cubicle with rainwater shower head, pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment over, part tiled surrounds, tiled flooring, heated towel rail, inset ceiling spotlights, extractor unit.

### Outside

The property is approached via a tarmac driveway offering ample off road parking with garden to side comprising laid to lawn with shrubs and bordered by fencing, gate gives access to the side of the property which in turn leads to the rear garden. From the driveway access to the entrance porch & garage can be found.

To the rear is a good size enclosed garden comprising paved patio with steps leading to the lawned garden, flower and shrub beds, further raised patio area, outside light and outside water tap, path to side giving access to the front garden, gravel area with garden shed, mature trees, seated arbour to the rear of the garden. the garden is bordered by fencing.

### Garage

17' 11" x 8' 7" ( 5.46m x 2.62m )

With covered area to the front with light. Electric roller door, light and power, double glazed personal door to rear garden, cold water tap.

### 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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## 47 Parkhouse Road, Minehead

- Popular Residential Area
- Detached Bungalow - Three Bedrooms
- Vaulted Ceiling Lounge/Dining Room
- Gas Fired Central heating - Double Glazing
- Cloakroom - Shower Room - Garden & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£399,995**



Please note the marker reflects the postcode not the actual property

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