



King George Road, Minehead, TA24 5JD

welcome to

6 King George Road, Minehead

Situated within a sought after residential area of Minehead conveniently positioned for access to local amenities & schooling is this beautifully presented spacious four bedroom semi-detached family home, benefitting from gardens, workshop, garage & ample off street parking.



The Property

This beautifully presented spacious four bedroom semi-detached home is situated within a sought after residential area of Minehead conveniently positioned for local amenities and schooling. The property enjoys views towards local countryside in the distance, a beautiful landscaped rear garden, workshop, ample off road parking and a garage. The property benefits from a modern fitted Wren kitchen, modern fitted bathroom, cavity wall insulation, installation of solar panels, upgraded hot water cylinder, new electric garage door. The accommodation comprises entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room, first floor landing, four bedrooms and bathroom.

The photovoltaic solar panels are owned by the property and benefits from the remainder of a 20 year feed in tariff providing an approx. income of £900 in 2024. There is also a 'Immersun Solar Diverter' fitted which is in addition to the solar panels which automatically diverts unused electricity to heat the hot water cylinder.

Double Glazed Front Door

Leading to

Entrance Hall

With built in understairs cupboard, LVT flooring, two radiators, built in cupboard, doors to

Cloakroom

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

Lounge

16' max x 14' 2" max (4.88m max x 4.32m max)
Double glazed bay window to the front, two radiators, inset multi fuel stove set on slate hearth, ceiling coving, fitted carpet.

Dining Room

15' 4" x 12' 9" max (4.67m x 3.89m max)
Double glazed window to the side, LVT flooring, two radiators, inset ceiling spotlights, open plan to kitchen.

Kitchen

12' 3" x 9' 11" (3.73m x 3.02m)
Double glazed window to the rear overlooking the garden, a Wren modern fitted kitchen with a range of base and wall units, worktop surfaces, inset one and a half bowl sink unit, integrated fridge freezer, integrated dishwasher, integrated bin store, larder cupboard, integrated wine rack, integrated double oven, inset five ring gas hob with stainless steel cooker hood over, tiled splashbacks, LVT flooring, inset ceiling spotlights, door to

Utility Room

6' 7" x 6' 3" (2.01m x 1.91m)
Double glazed window to the rear and double glazed door to the side, a range of fitted base and wall units, worktop surfaces, inset sink unit, space and plumbing for washing machine, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

Study

11' 11" max x 11' 9" max (3.63m max x 3.58m max)
Double glazed patio doors to the rear garden, fitted carpet, radiator, fitted office area.

First Floor Landing

Double glazed window to front, access to roof space, fitted carpet, built in airing cupboard, radiator, doors to

Bedroom One

13' 11" max x 11' 1" max (4.24m max x 3.38m max)
Double glazed window to the front, fitted carpet, radiator, fixed to wall wardrobes.

Bedroom Two

11' 9" max x 11' 2" max (3.58m max x 3.40m max)
Double glazed window to the rear with views towards the surrounding countryside in the distance, fitted carpet, radiator.

Bedroom Three

12' 2" x 10' (3.71m x 3.05m)
Double glazed window to the rear with views towards the surrounding countryside in the distance, fitted carpet, radiator.

Bedroom Four

11' 4" max x 10' 5" max (3.45m max x 3.17m max)
Double glazed window to the side, built in wardrobe, radiator, built in shower cubicle with electric shower unit.

Bathroom

Double glazed windows to the side, a modern fitted suite comprising L-shaped bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, low level WC, heated towel rail, part aqua panel walls, vinyl floor tiles.

Outside

The property is approached via a driveway offering off street parking with metal double gates then giving access to additional off street parking and access to the garage and rear garden. The front garden comprises a small low wall to the front with flower and shrub beds to the side and laid to lawn. Pedestrian metal gate gives access to the side.

To the rear access to the garage with attached log store can be found. Gate leads to the rear garden.

The rear garden comprises outside power point, a large decked area to the rear of the property with a covered seating area immediately off the study making an ideal area for alfresco dining and entertaining, laid to lawn with flower and shrub beds, pathway leading to the rear of the garden, water tap, personal door to the garage, a range of fruit trees featuring pear, cherry, crab apple, plum and fig. A large paved patio with a superb timber gazebo fantastic for entertaining, further laid to lawn, raised flower and shrub beds, the garden enclosed by walling and fencing.

Garage

20' 7" x 10' 2" (6.27m x 3.10m)
With electric roller door fitted in December 2024 (With a remainder of a 7 year warranty), light and power, motion sensor security light, door to garden, door to

Workshop

10' x 7' 7" (3.05m x 2.31m)
Windows to side and rear, light and power.

Council Tax Band

D



view this property online fox-and-sons.co.uk/Property/MIH107154



welcome to

6 King George Road, Minehead

- Sought After Residential Area of Minehead
- Spacious Semi-Detached Family Home
- Three Reception Rooms - Four Bedrooms
- Gas Central Heating - Solar Panels - Double Glazing
- Landscaped Rear Garden - Workshop - Garage & Ample Off Street Parking

Tenure: Freehold EPC Rating: Awaited

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107154



Property Ref:
MIH107154 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk