



The Tythings, Tythings Court, Minehead, TA24 5NT

welcome to

The Tythings, Tythings Court, Minehead

Wonderfully positioned close to Minehead centre and shops is this attractive cottage style detached home that has been beautifully refurbished to a high standard, now offering comfortable living accommodation complimented by attractive gardens and driveway parking - Viewing highly recommended.



Entrance Porch

9' 6" x 5' 4" (2.90m x 1.63m)

Double glazed window and door to front, space for cafe style table and chairs, radiator, double glazed sliding door to;

Sitting Room

18' 7" x 12' 1" (5.66m x 3.68m)

Enjoying a dual aspect with double glazed window to front and double glazed door to rear , feature fire place with inset woodburner and timber mantle, attractive fitted display shelving and storage to alcoves, radiator, coving, door to

Dining Room

13' x 10' 2" (3.96m x 3.10m)

Dual aspect with double glazed window to side and double glazed doors to rear garden, stairs to first floor landing, woodblock effect vinyl flooring, coving, radiator, door to

Kitchen/Breakfast Room

11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to front, attractively re-fitted with a range of gloss White wall and base level units affording a good range of storage, ample worksurfaces incorporating inset double bowl stainless steel sink with mixer tap, inset Bosch touch control hob with hood above and matching Bosch oven below, space for twin tall fridge and freezer, woodblock effect vinyl flooring, space for breakfast table and chairs, coving, return door to hall.

Utility Room

Two double glazed windows to rear, fitted storage with space for washing machine, double storage cupboard and double glazed door to rear garden, door to;

Shower Room

Double glazed window to rear, recently fitted White suite comprising glazed enclosed shower cubicle with electric shower, low level w.c. and wash hand basin, radiator.

First Floor Landing

A spacious landing with shelved airing cupboard and further cupboard with Worcester Bosch combination boiler, doors to;

Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m)

Double glazed window to rear with views over rear garden, access to loft space, radiator.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Excluding eaves intrusion, double glazed window to front, overstairs storage cupboard, radiator.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed window to rear overlooking gardens, radiator.

Bathroom

Double glazed window to front, well appointed White suite comprising panel enclosed bath, low level WC, vanity wash hand basin and separate shower cubicle with glazed enclosure and mixer shower, aquapanel surrounds, radiator.

Front Garden

A pretty enclosed front garden with twin gated access to block paved driveway affording off street parking, raised planters with inset shrubs, outside tap, gated side access to;

Rear Garden

The rear gardens are a lovely feature of the property being of good size and enjoying a good degree of privacy, split level patio's, raised planters and vegetable beds, part wall and good quality fence enclosed, winding gravel pathways with well stocked borders and a good quality timber summerhouse.

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

Ground Floor



First Floor

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welcome to

The Tythings, Tythings Court, Minehead

- Quiet Location Close To Minehead Centre
- Attractive Detached Cottage Style Home
- Two Reception Rooms - Re-Fitted Kitchen
- Three Bedrooms - Bathroom - Utility & Shower Room
- Gated Parking - Generous Landscaped Garden - No Chain

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107164 - 0003

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