



**College Close, MINEHEAD TA24 6SX**



**welcome to**

## **42 College Close, MINEHEAD**

Wonderfully situated on the very edge of this small modern development affording a non-estate feel is this beautifully presented Four bedroom detached home built in 2015 by Summerfield Homes. Standing in well proportioned gardens with double width garage and parking to rear - No Chain.



### Entrance Porch

Canopied Porch with courtesy light point, double glazed door to

### Entrance Hall

Two double glazed windows to the front, a spacious hall with staircase to first floor landing, under stairs cupboard, alarm control panel, coving, radiator, doors to

### Cloakroom

Double glazed window to the front, white suite comprising low level WC, pedestal wash hand basin, extractor fan, radiator.

### Sitting Room

19' 8" x 10' 11" ( 5.99m x 3.33m )

Enjoying a triple aspect with double glazed window to the front and side and double glazed patio doors to conservatory, television, fm, sky and BT points, wall light points, two radiators, coving.

### Conservatory

10' 4" x 9' 10" ( 3.15m x 3.00m )

High quality double glazed conservatory with views over rear gardens, double doors to patio, Dimplex electric heater, fitted ceiling blinds, power points.

### Kitchen/Dining Room

19' 6" x 11' 4" ( 5.94m x 3.45m )

Double glazed window to rear, attractively fitted with an extensive range of cream shaker style wall and base level units, ample wood effect work surfaces, inset five ring gas hob with hood above and eye level double oven, inset one and a half stainless steel sink unit, integrated concealed fridge and freezer, matching island unit with further storage, tiled surrounds, woodblock effect vinyl floor, open plan to; **DINING AREA** with double glazed window to the side, ample space for table and chairs, two radiators, coving.

### Utility Room

8' 10" x 8' 3" ( 2.69m x 2.51m )

Double glazed door to rear garden, matching fitted base level units, integrated washer/dryer, wall mounted Potterton gas fired boiler, tiled splash back, woodblock effect vinyl flooring, extractor fan, radiator.

### Landing

Attractive part galleried landing, access to loft space, shelved airing cupboard with water tank, radiator, panel doors to

### Bedroom One

11' 7" x 11' 2" ( 3.53m x 3.40m )

Double glazed window to the rear with views over the rear garden, fitted triple wardrobe with mirrored doors, television aerial point, radiator, door to

### En Suite

Double glazed window to the rear, high quality Roca white suite with Hansgrohe fittings comprising fully tiled oversize shower with glazed enclosure, dual flush w.c., semi pedestal wash hand basin, 3/4 tiled, extractor fan, chrome heated towel rail.

### Bedroom Two

9' 8" x 9' 6" ( 2.95m x 2.90m )

Double glazed window to the rear, fitted triple wardrobe, BT point, radiator.

### Bedroom Three

9' x 9' 6" ( 2.74m x 2.90m )

Double glazed window to the front with views towards The Hopcott, television aerial point, radiator.

### Bedroom Four

7' 6" x 7' 4" ( 2.29m x 2.24m )

Double glazed window to the front, fitted double wardrobe, BT points, radiator.

### Bathroom

Double glazed window to the front, high quality Roca white suite with Hansgrohe fittings comprising panel enclosed bath with mixer tap and shower attachment over, dual flush w.c., pedestal wash hand basin, 3/4 tiled surrounds, extractor fan, chrome heated towel rail.

### Outside

#### Front Garden

Part wall and fence enclosed with gated access, path to front door, lawned areas with inset shrubs and trees, gated access to rear garden.

#### Rear Garden

Attractive enclosed rear garden with patio area and decked seating area, laid to lawn with pathway to garage and gated rear access, flower and shrub beds, ample space for timber garden shed, enclosed by wall and panel fencing.

### Double Garage

19' x 18' 2" ( 5.79m x 5.54m )

Double width with two metal up and over doors to the front, personal door to garden, light and power.

### Parking

To the front of the garage is parking for two vehicles.

### Council Tax Band E



***view this property online*** [fox-and-sons.co.uk/Property/MIH107147](http://fox-and-sons.co.uk/Property/MIH107147)



**welcome to**

## **42 College Close, MINEHEAD**

- Well Presented Detached Home In Alcombe
- Sitting Room - Kitchen/Dining Room - Conservatory
- Utility Room - Cloakroom - Double Glazing
- Four Bedrooms - Bathroom & En-Suite
- Pretty Gardens - Double Garage - Solar Water Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH107147](https://fox-and-sons.co.uk/Property/MIH107147)



Property Ref:  
MIH107147 - 0005

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](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**