



College Close, Minehead, TA24 6SX

welcome to

24 College Close, Minehead

Situated within a popular modern residential development on the outskirts of Minehead is this beautifully presented end of terrace three bedroom family home. The property benefits from double glazing, gas central heating & offers ensuite shower room, enclosed rear garden, garage & parking.



Double Glazed Front Door

Leading to

Entrance Hall

With laminate flooring, radiator, ceiling coving, staircase to first floor landing, doors to

Cloakroom

Double glazed window to side, low level WC, pedestal wash hand basin, radiator, laminate flooring, extractor unit.

Lounge

16' 9" max x 12' 11" max (5.11m max x 3.94m max)
Double glazed window to front, laminate flooring, two radiators, ceiling coving, built in understairs cupboard with automatic light, open plan leading to

Kitchen/ Dining Room

16' 2" x 9' 1" (4.93m x 2.77m)
Double glazed window to rear, double glazed patio door to the rear garden, laminate flooring, radiator, a range of modern fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, integrated electric oven, inset gas hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas fired boiler serving the domestic hot water and central heating systems in matching cupboard.

First Floor Landing

With fitted carpet, built in airing cupboard, radiator, access to roof space, built in cupboard, doors to

Bedroom One

11' 3" max x 9' 5" max (3.43m max x 2.87m max)
Double glazed window to front, radiator, fitted carpet, television point, built in wardrobe with sliding mirrored doors, door to

Ensuite Shower Room

A modern fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, laminate flooring, shaver light/point, extractor unit, part tiled surrounds.

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)
Double glazed window to rear, fitted carpet, radiator, television point.

Bedroom Three

7' 10" x 7' 2" (2.39m x 2.18m)
Double glazed window to front, fitted carpet, radiator.

Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath, low level WC, wash hand basin, part tiled surrounds, laminate flooring, heated towel rail, extractor unit, shaver light/point.

Outside

The property is approached via a pathway leading to the front door with a small area of garden to the front. To the rear is a low maintenance enclosed gravelled garden comprising paved patio, path leading to the garage. The garden is bordered by fencing.

Garage

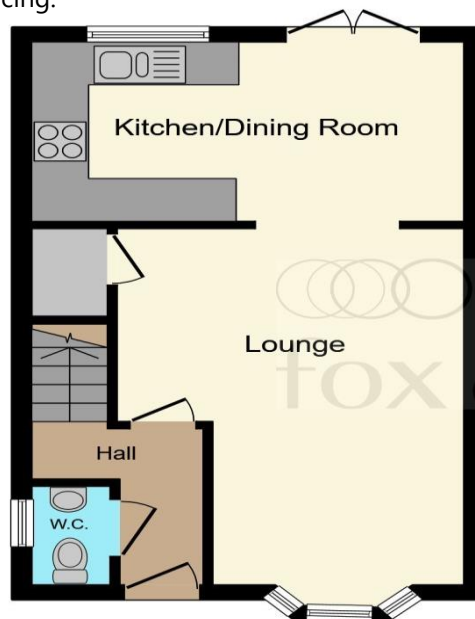
19' x 8' 10" (5.79m x 2.69m)
Up and over door, carpet, double glazed door to the garden.

Location

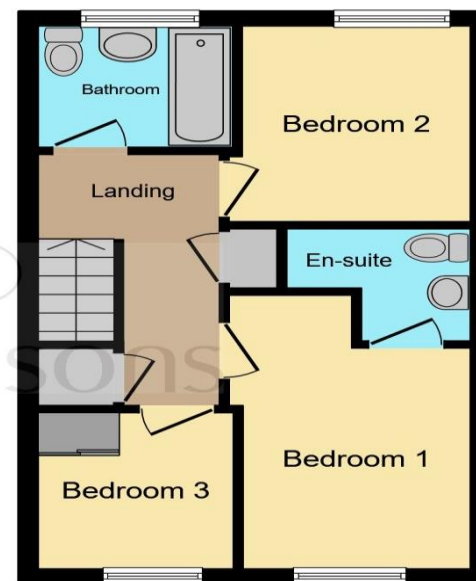
The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock 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

C



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.foxandsons.co.uk

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welcome to

24 College Close, Minehead

- Popular Modern Residential Development
- End of Terrace Family Home
- Three Bedrooms - Lounge
- Kitchen/Dining Room - Gas Central Heating - Double Glazing
- Cloakroom - Ensuite Shower Room - Garden & Garage

Tenure: Freehold EPC Rating: Awaiting

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107207 - 0002

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