



**Periton Lane, Minehead, TA24 8AQ**



**welcome to**

**Sandpiper, 6 Periton Lane, Minehead**

Built in the 1980's is this well presented detached four bedroom family home situated close to 'The Parks' area of Minehead. The Property offers light & spacious accommodation throughout whilst benefitting from gas central heating, large detached garage, level garden & ample off road parking.



### Front Door

Leading to

### Entrance Porch

Windows to the front and side, tiled flooring, light, door to

### Entrance Hall

With laminate flooring, radiator, ceiling coving, staircase rising to first floor landing, understairs storage area, doors to

### Cloakroom

Window to the rear, low level WC, vanity wash hand basin with cupboard under, radiator, part tiled surrounds, laminate flooring.

### Lounge

20' 6" x 11' 11" max ( 6.25m x 3.63m max )

A triple aspect room with double glazed windows to the front and side, two radiators, laminate flooring, wall light points, stone fireplace with slate hearth, ceiling coving, double doors to

### Sun Room

16' 4" x 6' 7" max ( 4.98m x 2.01m max )

Double glazed window to the rear and double sliding doors to the rear garden, laminate flooring, radiator, connecting door to the entrance hall.

### Kitchen/ Dining Room

22' 6" x 9' 9" ( 6.86m x 2.97m )

A dual aspect room with double glazed windows to the front and rear, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space for a cooker with cooker hood over, space for under counter fridge, space and plumbing for washing machine, space for fridge freezer, radiator, tiled flooring, ceiling coving.

### First Floor Landing

Double glazed window to the rear, fitted carpet, ceiling coving, access to roof space, doors to

### Bedroom One

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double glazed window to the front, fitted carpet, radiator, door to

### Ensuite Shower Room

A fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, tiled surrounds, laminate flooring, extractor unit, ceiling coving.

### Bedroom Two

11' 4" x 9' 10" ( 3.45m x 3.00m )

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

### Bedroom Three

10' 9" x 9' 10" ( 3.28m x 3.00m )

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

### Bedroom Four

8' 10" x 8' 4" ( 2.69m x 2.54m )

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

### Bathroom

Double glazed window to the front, a fitted suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, tiled surrounds, radiator, ceiling coving, laminate flooring, built in airing cupboard with hot water cylinder and shelving.

### Outside

The property is approached via a large tarmac driveway offering ample off road parking. There is stone wall to one side, access to the garage & rear garden. A pedestrian gate to the other side of the property giving access to the rear garden.

To the rear is a enclosed garden which comprises gravel area with small stone wall, access to an area of laid to lawn, mature shrubs and trees, further laid to lawn area, pathway leading around the garage.

### Detached Garage

24' 9" x 12' 1" ( 7.54m x 3.68m )

Double doors to the front, doors to side, window to the side, light and power, overhead storage.

### Council Tax Band

F

### 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.



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## Sandpiper, 6 Periton Lane, Minehead

- Popular Residential Area of Minehead
- Spacious Detached Family Home
- Four Bedrooms - Two Reception Rooms
- Kitchen/Dining Room - Gas Central Heating
- Level Garden - Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£535,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106866 - 0003

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