



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 duel 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.



view this property online fox-and-sons.co.uk/Property/MIH106866



welcome to

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

£520,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106866



Property Ref:
MIH106866 - 0004

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