



Orchard Road, Carhampton, TA24 6NW

welcome to

12 Orchard Road, Carhampton

Situated within the popular West Somerset village of Carhampton is this well presented semi detached family home positioned in a pleasant residential cul-de-sac. The property benefits from three bedrooms, kitchen/dining room, double glazing, electric central heating, enclosed garden & parking.



Front Door

Leading to

Entrance Hall

With radiator, staircase rising to first floor landing, built in understairs cupboard, telephone point, doors to

Lounge

14' 7" x 10' 9" max (4.45m x 3.28m max)

Double glazed window to front, radiator, fitted carpet, tiled fireplace, connecting door to kitchen.

Kitchen/Dining Room

Double glazed window to rear and double patio doors to the rear garden, wood style flooring, a range of fitted white base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, integrated oven and inset electric hob with cooker hood over, space for fridge freezer, space for under cupboard fridge, space and plumbing for washing machine, tiled splashbacks, radiator, door connecting to lounge.

First Floor Landing

Double glazed window o side, fitted carpet, access to roof space, radiator, doors to

Bedroom One

14' 8" max x 10' 1" max (4.47m max x 3.07m max)

Double glazed windows to front with views towards local countryside, fitted carpet, radiator.

Bedroom Two

11' 3" x 10' 11" max (3.43m x 3.33m max)

Double glazed window to rear with views towards local countryside, fitted carpet, radiator, built in cupboard.

Bedroom Three

9' 8" max x 7' 10" max (2.95m max x 2.39m max)

Double glazed window to front, fitted carpet, radiator, fitted single bed with storage area under.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, heated towel rail, part tiled surrounds, extractor unit, vinyl floor.

Outside

The property is approached via driveway to front with gravel area continuing to the side of the property affording ample off street parking, pedestrian gate gives access to the rear garden.

To the rear is a level enclosed rear garden with gravel area immediately off the rear of the property leading to a level lawned area, paved patio ideal for al-fresco dining.

Council Tax Band

A

Location

Carhampton is an attractive village close to the Exmoor National Park with a Church and a public house. There are lovely walks from the village, over the Deer Park to Dunster and through farmland to the Beach. The village is only 4.4 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 21 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.



Ground Floor



First Floor



view this property online fox-and-sons.co.uk/Property/MIH107180



welcome to

12 Orchard Road, Carhampton Minehead

- Popular West Somerset Village of Carhampton
- Semi Detached Family Home - Local Views
- Three Bedrooms - Kitchen/Dining Room
- Double Glazing - Electric Central Heating
- Enclosed Rear Garden - Off Street Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£275,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107180



Property Ref:
MIH107180 - 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