



**Millbridge Gardens, Minehead TA24 5XA**

**welcome to**

**11 Millbridge Gardens, Minehead**

Situated a short walk from Minehead centre is this exceptionally well presented two bedroom semi-detached bungalow benefiting from a re-fitted kitchen and bathroom, gas central heating and double glazing. Standing in attractive level gardens with driveway and garage - viewing advised.





### Entrance Porch

Replacement double glazed door to side, tiled flooring, part glazed door to;

### Entrance Hall

Access to useful loft space, airing cupboard, courtesy door to garage, radiator, doors to;

### Sitting Room

14' 2" x 12' ( 4.32m x 3.66m )

Double glazed picture window to front, television aerial and telephone points. coving, radiator.

### Kitchen

8' 2" x 7' 8" ( 2.49m x 2.34m )

Double glazed window to side, attractively re-fitted with a range of cream wall and base level units complimented by granite effect work surfaces, inset single drainer stainless steel sink unit, inset four ring hob with hood above, integrated eye level double oven, appliance space for tall fridge/freezer, tiled splashbacks and upstands, wall mounted Worcester Bosch gas fired boiler, vinyl flooring, radiator.

### Bedroom One

10' 10" x 10' ( 3.30m x 3.05m )

Double glazed window to rear enjoying views over the rear garden, radiator.

### Bedroom Two

14' 1" max x 9' 9" ( 4.29m max x 2.97m )

Double glazed window to rear enjoying views over the rear garden, recess ideal for wardrobes, radiator.

### Shower Room

Attractive re-fitted White suite comprising oversize walk in shower with rainfall and rinsing showers, vanity wash hand basin, low level w.c. with concealed cistern, tall storage cupboard, aqua panel surrounds, vinyl tile effect flooring, heated towel rail, extractor fan.

### Outside

#### Front Garden

A well maintained open plan front garden with area of lawn, gated side access leading to the rear garden and driveway to garage affording off street parking.

#### Rear Garden

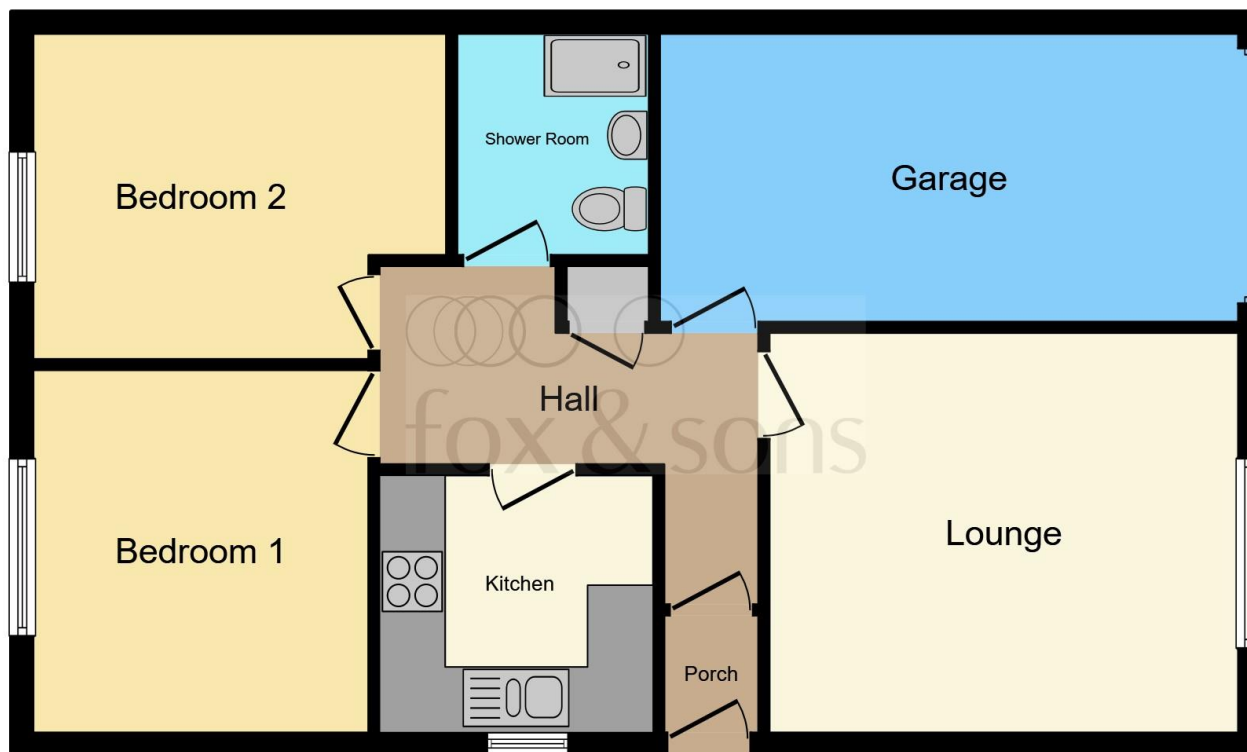
The rear garden is a feature of the property with walled boundary, full width patio ideal for al-fresco dining, area of lawn with well stocked established flower and shrub borders, outside tap and recently installed timber garden store.

### Garage

17' 2" x 8' 4" ( 5.23m x 2.54m )

Metal up and over door to front, power and light, plumbing and space for washing machine and tumble dryer, personal door to entrance hall.

### Council Tax Band C



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.focalagent.com](http://www.focalagent.com)



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## **11 Millbridge Gardens, Minehead**

- Beautifully Presented Semi Detached Bungalow
- Sitting Room - Re-Fitted Kitchen
- Two Double Bedrooms - Re-Fitted Bathroom
- Double Glazing - Gas Central Heating
- Level Enclosed Rear Garden - Driveway & Garage

Tenure: Freehold EPC Rating: D

# £299,995



Please note the marker reflects the postcode not the actual property

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**fox & sons**



**01643 702281**



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



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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