



Bircham Road, MINEHEAD, TA24 6BQ

welcome to

Rosslea, Bircham Road, MINEHEAD

Conveniently positioned in a level location on the outskirts of Minehead is this beautifully presented three bedroom semi-detached family home. The property benefits from modern fitted kitchen & shower room, gas central heating, double glazing, front & rear gardens, garage & parking.



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed windows to front, radiator, fitted carpet, staircase rising to first floor landing, doors to

Cloakroom

Window to side, wash hand basin, vinyl flooring.

Lounge

11' 8" x 12' 1" (3.56m x 3.68m)

Double glazed window to front, exposed floorboards, radiator, inset log burner set on slate hearth with timber mantle, ceiling coving, archway to

Dining Room

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed sliding patio doors to the rear garden, exposed floorboards, ceiling coving, radiator.

Kitchen

13' 4" x 7' 9" (4.06m x 2.36m)

Double glazed window to rear, double glazed door to the rear garden, a range of modern fitted base and wall units, worktop surfaces, inset sink unit with mixer tap, inset electric hob with cooker hood over, integrated electric oven with sliding door, space and plumbing for dishwasher, space for fridge freezer, splashbacks, tiled flooring, door to passageway/utility.

Passageway/Utility

Door to front, built in understairs cupboard, space and plumbing for washing machine and tumble dryer, light and power.

First Floor Landing

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

Bedroom One

12' 4" max x 10' 11" (3.76m max x 3.33m)

Double glazed window to front, fitted carpet, vanity wash hand basin with cupboard under, radiator, built in wardrobe.

Bedroom Two

12' 1" x 10' 11" (3.68m x 3.33m)

Double glazed window to rear, fitted carpet, radiator, built in shelving.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

Double glazed window to front, radiator, fitted carpet.

Shower Room

Double glazed window to front, a modern fitted suite comprising low level WC, pedestal wash hand basin, vinyl flooring, heated towel rail, extractor unit, inset ceiling spotlights.

Outside

The property is approached via a driveway providing for off road parking and leading to the garage. The front garden is mainly laid to lawn with flower and shrub beds.

To the rear is an enclosed well maintained garden comprising patio area immediately to the rear of the dining room, a raised lawned garden with flower beds, mature trees, outside lights, outside water tap, outside power point and two garden sheds. The garden is bordered by fencing.

Garage

17' 8" x 9' (5.38m x 2.74m)

Up and over door, light and power, door to rear garden, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

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

welcome to

Rosslea, Bircham Road, MINEHEAD

- Outskirts of Minehead
- Beautifully Presented Semi-Detached Family Home
- Three Bedrooms - Two Reception Rooms
- Double Glazing - Gas Central Heating
- Front & Rear Gardens - Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106297 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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