



Warden Road, Minehead, TA24 5RL

welcome to

1 Warden Road, Minehead

Situated within a popular residential area on the edge of Minehead town centre & its amenities is this elegant semi-detached period family home. The property enjoys many original period features throughout with spacious & versatile accommodation, gardens & off road parking.



Period Front Door

Leading to

Entrance Lobby

Windows to front, fitted carpet, inner door leading to

Entrance Hall

With exposed beams, built in understairs cupboard, radiator, picture rail, door to side, staircase rising to first floor landing, doors to

Cloakroom

With high level WC, tiled flooring, tiled surrounds.

Lounge

18' 9" max x 15' 6" max (5.71m max x 4.72m max)

A duel aspect room with bay window to front and bay window to side, fitted carpet, picture rail, radiator, stone fireplace with open fire.

Sitting Room

18' 2" x 13' 11" Inc Bay (5.54m x 4.24m Inc Bay)

Bay window to front with window seat, fitted carpet, picture rail, two radiators, exposed beams, period fireplace with decorative surrounds, fitted bookshelves.

Breakfast Room

12' 9" max x 11' 3" (3.89m max x 3.43m)

Window to side, fitted carpet, radiator, fitted cupboards, telephone point, open plan to kitchen.

Kitchen

15' x 11' 9" max (4.57m x 3.58m max)

Windows to side, a range of fitted base and wall units, worktop surfaces, stainless steel double drainer sink unit, integrated oven, inset electric hob with cooker hood over, space and plumbing for dishwasher, space for undercounter fridge and freezer, walk in larder, door to utility, window to rear, tiled flooring, open plan to.

Utility Room

18' 5" x 7' 11" (5.61m x 2.41m)

Windows to side, doors to front and rear gardens, base unit with inset Belfast sink unit and cupboards under, tiled flooring, space and plumbing for washing machine, access to roof space, light and power.

Garden Room

French doors to the side leading to the rear garden, window to rear, tiled flooring, radiator, wall light points, connecting door to entrance hall.

Bedroom Six

16' 11" max x 15' 11" max (5.16m max x 4.85m max)

Window to rear, fitted carpet, picture rail, radiator, fitted wall length wardrobes and drawer units, door to

Ensuite Bathroom

With His and Hers vanity wash hand basins with cupboards under, panelled bath with Victorian style mixer tap/shower attachment over, fitted carpet, radiator, part tiled surrounds, extractor unit, shaver point.

First Floor Landing

With leaded light window on half landing, staircase rising to first floor landing, fitted carpet, picture rail, built in airing cupboard, access to roof space, doors to

Bedroom One

18' 11" max x 17' 6" max (5.77m max x 5.33m max)

Bay window to front, two radiators, picture rail, fitted carpet, wall light points, connecting door to bedroom three.

Bedroom Two

13' 8" x 13' 1" max (4.17m x 3.99m max)

A duel aspect room with windows to front and side, built in wardrobe, fitted carpet, radiator, picture rail, wash hand basin.

Bedroom Three

15' 11" x 12' (4.85m x 3.66m)

Window to rear, radiator, fitted carpet, picture rail, fitted wardrobes, connecting door to bathroom.

Bedroom Four

13' 1" x 12' 10" (3.99m x 3.91m)

Window to side, fitted carpet, picture rail, period fireplace.

Bedroom Five

9' 8" x 7' 4" (2.95m x 2.24m)

Window to front, radiator, fitted carpet.

Bathroom

Window to rear, a fitted suite comprising shower cubicle, panelled bath, pedestal wash hand basin, heated towel rail, fitted carpet, picture rail, part tiled surround, connecting door to Bedroom Three.

Seperate W.C.

Window to side, high level WC, fitted carpet.

Outside

The property is approached via a wrought iron pedestrian gate giving access to the front & side garden and pathway leading to the front door. To the side of the property there is a driveway providing off road parking and access to the garage.

The front & side garden is mainly laid to lawn with flower and shrub beds, pathway to the side provides access onto Townsend Road. There is an enclosed courtyard garden to the side of the property where the workshop and oil tank can be found. Access to the utility room is also located from the courtyard.

To the rear is an enclosed level garden which is mainly laid to lawn with flower and shrub beds.

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

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welcome to

1 Warden Road, Minehead

- Popular Residential Area - Edge of Minehead Town Centre
- Period Semi-Detached Family Home
- Six Bedrooms - Four Reception Rooms
- Oil Fired Central Heating - Period Features
- Front, Side & Rear Gardens - Off Road Parking & Garage

Tenure: Freehold EPC Rating: E

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107213 - 0002

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