



Trinity Way, Minehead TA24 6GE

welcome to

16 Trinity Way, Minehead

Situated within a popular modern residential seafront development within level walking distance of the town centre, is this well presented double fronted semi-detached three bedroom family home benefitting from a ensuite, conservatory, enclosed rear garden & garage.



Double Glazed Front Door

Leading to

Entrance Hall

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

Cloakroom

Double glazed window to front, low level WC, pedestal wash hand basin, radiator, laminate flooring.

Lounge

18' 10" max x 17' 4" max (5.74m max x 5.28m max)
Double glazed windows to front and rear, fitted carpet, two radiators, gas fire set in decorative fireplace, SAT/TV/FM points, telephone point.

Kitchen/ Breakfast Room

11' 6" max x 9' 8" max (3.51m max x 2.95m max)
Double glazed window to rear, double glazed door to the conservatory, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless sink unit, inset gas hob with cooker hood over, integrated oven, space and plumbing for washing machine, tiled splashbacks, radiator, inset ceiling spotlights, laminate flooring, built in understairs cupboard, wall mounted gas fired boiler serving the domestic hot water and central heating systems concealed in matching cupboard.

Conservatory

11' 4" max x 10' 4" max (3.45m max x 3.15m max)
Double glazed windows, double glazed patio doors to the rear garden, tiled flooring.

First Floor Landing

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

Bedroom One

15' 4" max x 13' 4" max (4.67m max x 4.06m max)
Double glazed window to front, fitted carpet, radiator, built in airing cupboard, built in wardrobe, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, extractor unit, low level WC, pedestal wash hand basin, shaver light/point, radiator, extractor unit, inset ceiling spotlights, vinyl flooring.

Bedroom Two

12' 11" max x 6' 11" max (3.94m max x 2.11m max)
Double glazed window to front, fitted carpet, radiator, built in wardrobe.

Bedroom Three

9' 4" x 6' 2" (2.84m x 1.88m)
Double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with mixer tap/shower attachment over, fitted shower screen, low level WC, pedestal wash hand basin, shaver light/point, extractor unit, radiator, vinyl flooring, inset ceiling spotlights.

Outside

The property is approached via a pathway leading to the front door and a gravelled garden with metal fence. A pedestrian gate to the side gives access to the rear garden.

The garage is located to the side of the property and is the right hand side garage with parking for 1 vehicle in front.

To the rear is an enclosed low maintenance garden which comprises gravelled area, paved patio, flower and shrub beds. The garden is bordered by walling and fencing.

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 D



Ground Floor



First Floor



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welcome to

16 Trinity Way, Minehead

- NO ONWARD CHAIN - Popular Modern Seafront Development
- Double Fronted Semi-Detached Family Home
- Three Bedrooms - Lounge - Kitchen/Breakfast Room
- Double Glazing - Gas Central Heating
- Enclosed Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: Awaited

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107233 - 0002

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