



Summerland Avenue, Minehead, TA24 5BN

welcome to

52 Summerland Avenue, Minehead

Conveniently located a short level walk from Minehead's shopping centre is this beautifully presented Victorian end of terrace home offering lounge/dining room, kitchen/breakfast room, three bedrooms, gas central heating, double glazing, enclosed low maintenance garden. Viewing is a must!



Double Glazed Front Door

Leading to

Entrance Lobby

With glazed door leading to

Entrance Hall

With laminate flooring, radiator, built in understairs cupboard, staircase rising to first floor landing.

Lounge/ Dining Room

23' 4" + Bay x 12' 3" max (7.11m + Bay x 3.73m max)

Double glazed window to front, laminate flooring, gas fire stove set in recessed fireplace, two radiators, double glazed french doors to the rear garden.

Kitchen/ Breakfast Room

24' 6" x 7' 2" (7.47m x 2.18m)

Double glazed window to side and rear, double glazed french doors to the rear garden, a range of fitted coloured base and wall units, worktop surfaces, inset bowl sink unit with hot tap, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated oven and microwave, inset electric hob with cooker hood over, radiator, inset ceiling spotlights, tiled flooring, part tiled surrounds.

First Floor Landing

With fitted carpet, radiator, access to roof space, doors to

Separate W.C

Double glazed window to side, low level WC, tiled flooring,

Bathroom

Double glazed window to rear, a modern fitted suite comprising roll top bath with Victorian style mixer taps/shower attachment over, vanity wash hand basin with cupboard under, shower cubicle, part tiled surrounds, heated towel rail, tiled flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

Bedroom One

11' 6" x 10' 2" max (3.51m x 3.10m max)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Two

11' 4" x 8' (3.45m x 2.44m)

Double glazed window to front, fitted carpet, radiator.

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to front, radiator, fitted carpet.

Outside

To the rear is an enclosed low maintenance paved garden ideal for alfresco dining with outside power and a open fronted summerhouse incorporating a garden shed with door leading to rear service lane.

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

B



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



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welcome to

52 Summerland Avenue, Minehead

- Edge of Minehead Town Centre & its Amenities
- Victorian End of Terrace Home
- Beautifully Presented Accommodation - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing
- Enclosed Low Maintenance Garden

Tenure: Freehold EPC Rating: Awaited

£269,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH105535 - 0002

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