



**Bampton Street, Minehead, TA24 5TX**



**welcome to**

**73 Bampton Street, Minehead**

Situated within a popular residential area within walking distance of the edge of Minehead town centre & its amenities is this well presented mid terrace three bedroom period home. The property benefits from gas central heating, double glazing, good size rear garden.



### Front Door

Leading to

### Entrance Porch

With inner door leading to

### Lounge

14' 1" max x 11' 10" ( 4.29m max x 3.61m )

Double glazed window to front, fitted carpet, two radiators, fireplace with inset log burner with tiled hearth, wall light points, door and staircase rising to first floor landing, door to

### Dining Room

11' 5" max x 8' 7" max ( 3.48m max x 2.62m max )

With fitted carpet, radiator, two built in understairs cupboards, open plan to kitchen.

### Kitchen

12' 9" x 8' 1" max ( 3.89m x 2.46m max )

Double glazed window to rear and double glazed stable door to rear garden, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless sink unit, space for cooker with cooker hood over, space and plumbing for washing machine, space for undercounter fridge and freezer, tiled splashbacks, radiator, vinyl flooring, telephone point, doors to

### Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over, part tiled surrounds, radiator, pedestal wash hand basin, low level WC.

### First Floor Landing

Half landing with door to bedroom three and staircase continuing to first floor landing, fitted carpet, radiator, window to rear, doors to

### Bedroom One

14' 1" max x 11' 10" ( 4.29m max x 3.61m )

Double glazed window to front, fitted carpet, radiator, access to roof space, built in wardrobes.

### Bedroom Two

10' 8" max x 8' 3" ( 3.25m max x 2.51m )

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

### Bedroom Three

10' 10" max x 7' 11" max ( 3.30m max x 2.41m max )

Double glazed window to rear, fitted carpet, telephone point, radiator, built in cupboard.

### Outside

To the front is a small garden area with pathway leading to the front door.

The rear garden comprises patio area with pathway leading to rear of garden, laid to lawn, two timber garden sheds, flower and shrub beds, trees, covered open front stone shed, outside water tap, pedestrian gates to either side of the garden providing access for the terrace.

### Location

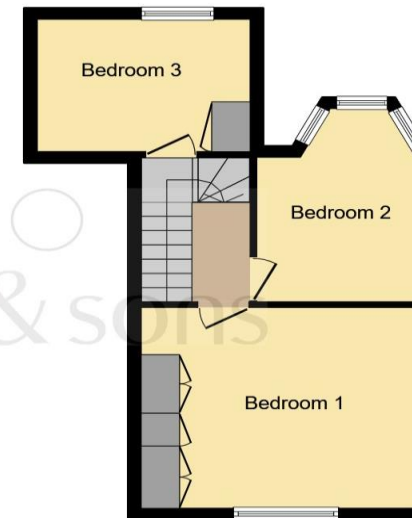
The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock 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



**Ground Floor**



**First Floor**

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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## **73 Bampton Street, Minehead**

- Popular Residential Area
- Walking Distance of Minehead Town Centre
- Period Mid Terrace Home - Three Bedrooms
- Lounge - Dining Room - Kitchen
- Gas Central Heating - Good Size Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

# £229,950



Please note the marker reflects the postcode not the actual property

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