



Bampton Street, Minehead, TA24 5TX

fox & sons

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

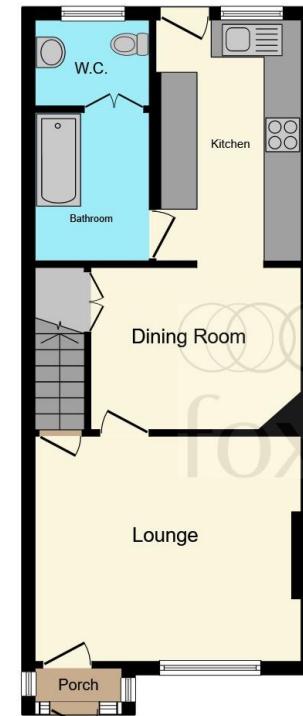
10' 10" max x 7' 11" max (3.30m max x 2.41m max)

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.



Ground Floor

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



First Floor



view this property online fox-and-sons.co.uk/Property/MIH107072



welcome to

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: D

Council Tax Band: B

£214,500



view this property online fox-and-sons.co.uk/Property/MIH107072

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MIH107072 - 0005



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk