



Wychlin, Middlecombe, Minehead TA24 8SN

welcome to

Wychlin, Middlecombe, Minehead

A beautifully appointed extended detached chalet bungalow standing centrally within good size gardens on the Southern outskirts of Minehead, offering three bedrooms, two bath/shower rooms, a comfortable sitting room with woodburner and stunning Kitchen/Dining/Family Room - Viewing Advised.



Entrance Porch

Large Regency style pillar canopied porch with attractive slate style tiled flooring and double glazed door giving access to;

Entrance Hall

With attractive Oak flooring, Oak veneer doors, useful understairs storage cupboard and further shelved storage cupboard with radiator, telephone point, radiator.

Sitting Room

14' 7" into bay x 13' 10" (4.45m into bay x 4.22m)
Delightful dual aspect room with double glazed bay window to front and further double glazed window to side, feature fireplace with inset woodburning stove, granite hearth and timber surround, television aerial point, dado rail, radiator.

Kitchen/Dining/Family Room

22' 1" x 21' 11" narrowing to 18' (6.73m x 6.68m narrowing to 5.49m)

Kitchen Area Having been beautifully refitted with an extensive range of slate Blue wall and base level units complimented granite effect composite worksurfaces with matching upstands and incorporating inset Neff 5 ring induction hob with glass splashback and cooker hood over, AEG eye level stainless steel twin ovens, inset composite sink with mixer tap, integrated concealed fridge, freezer and dishwasher, Island unit with further range of storage including range of drawers, integrated wine cooler, worksurface return creating breakfast bar, recessed downlighters, wood effect flooring, double glazed window to rear overlooking garden and tinted double glazed atrium which floods the kitchen with natural light.

Dining Area With double glazed window to front, recessed downlighters, wood effect flooring and radiator.

Family Room With double glazed double doors opening onto the patio and rear gardens beyond, stairs rising to first floor landing, feature fireplace with inset woodburner, cupboard housing replacement Baxi boiler with balance of 10 year guarantee, wiring and provision for wall mounted LCD television, tall designer radiator, wood effect flooring.

Utility Room

12' 9" x 6' 1" (3.89m x 1.85m)

Double glazed window to rear and double glazed door to gardens, plumbing for washing machine, appliance space for tumble drier and further fridge/freezer, worksurface with inset stainless steel sink unit, radiator.

Bedroom Two

14' x 13' 3" (4.27m x 4.04m)

Double glazed bay window to front, picture rail, radiator.

Bedroom Three

12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to rear overlooking the rear garden, picture rail, radiator.

Bathroom

Well appointed refitted White suite comprising shower end bath with fitted shower screen and thermostatic mixer shower, wash hand basin set into vanity unit, dual flush low level w.c. with concealed cistern, striking tiled walls with complimentary tiled floor, extractor fan, sun pipe, chrome heated towel rail.

First Floor

Bedroom One

17' 10" max x 14' 8" (5.44m max x 4.47m)

A delightful dual aspect room with double glazed window windows to front and rear, both with attractive open views, part boarded eaves storage, walk in DRESSING AREA extending to 7'2, television aerial point, radiator, door to;

En-Suite Shower

Double glazed Velux window to rear, beautifully appointed refitted suite comprising walk in shower with glazed enclosure and thermostatic mixer shower, low level w.c. with concealed cistern and push button flush, vanity wash hand basin, striking tiled surrounds, recessed downlighters, chrome heated towel rail.

Outside

Front Garden

The front garden comprises a large driveway area affording off street parking for numerous vehicles, area of lawn, mature hedging to front boundary affording a good degree of privacy. Gated access at the side of the property leads to;

Garage

16' 1" x 12' 5" (4.90m x 3.78m)

A large single garage with twin timber doors to front, power and light, useful eaves storage space.

Rear Garden

Attractively landscaped the rear garden is of generous proportions and enjoys a good degree of privacy and seclusion, with patio area adjoining the rear of the property, ideal for al-fresco dining, leading to a good expanse of lawn, high quality fenced boundaries with feature lighting around the garden. At the head of the garden there is a **Summerhouse** with landscaped surrounds, glazed double doors and verandah surround ideal for al-fresco dining or ideal as a home office.

Council Tax Band E



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Wychlin, Middlecombe, Minehead

- Beautiful Non Estate Detached Chalet Bungalow
- Sitting Room - Stunning Kitchen/Dining/Family Room
- Utility/Boot Room - Three Bedrooms - Two Bath/Shower Rooms
- Double Glazing - Gas Central Heating - Recent Replacement Roof
- Ample Driveway Parking - Large Single Garage - Lovely Private Gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH107253 - 0002

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