



**1 Hillview Road, MINEHEAD, TA24 8EE**

**welcome to**

**1 Hillview Road, MINEHEAD**

Situated within a popular residential area on the outskirts of Minehead & enjoying views towards North Hill is this extended four bedroom semi-detached family home. The property benefits from double glazing, gas central heating, off street parking & good size gardens. Viewing is a must!



### Double Glazed Front Door

Leading to

### Entrance Hall

With fitted carpet, radiator, cloaks cupboard, built in understairs cupboard, staircase rising to first floor landing, doors to

### Cloakroom

Window to side, low level WC, wash hand basin, fitted carpet.

### Lounge

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )  
Double glazed bay window to front, fitted carpet, picture rail, open fire set in decorative surrounds and tiled hearth, wall light points, radiator.

### Dining Room

21' max x 9' 11" max ( 6.40m max x 3.02m max )  
Double glazed french doors to the rear garden, fitted carpet, two radiators, focal point living flame gas fire set in decorative fireplace with tiled hearth, wall light point, door to

### Kitchen/ Breakfast Room

17' 5" max x 10' 7" max ( 5.31m max x 3.23m max )  
Double glazed windows to side and rear, double glazed door to side, a range of fitted base and wall units, worktop surfaces, inset double sink unit with mixer tap, space for cooker with cooker hood over, space and plumbing for washing machine, space for tumble dryer, gas fired boiler, tiled splashbacks, walk in larder cupboard, radiator, inset ceiling spotlights, vinyl floor, display cabinet.

### First Floor Landing

Double glazed window to side, fitted carpet, spiral staircase rising to second floor, doors to

### Bedroom One

19' 4" max x 11' 10" max ( 5.89m max x 3.61m max )  
Double glazed window to rear with views over Minehead, fitted carpet, two radiators, vanity wash hand basin

### Bedroom Two

15' 11" max x 10' 5" max ( 4.85m max x 3.17m max )  
Double glazed window to rear with views over Minehead, fitted carpet, two radiators, built in airing cupboard, vanity wash hand basin.

### Bedroom Three

12' 11" x 9' 11" max ( 3.94m x 3.02m max )  
Double glazed window to front with views towards North Hill, radiator, fitted carpet, picture rail, vanity wash hand basin.

### Bathroom

Double glazed window to front, a fitted suite comprising vanity wash hand basin with cupboard under, panelled bath with electric shower unit over and fitted shower screen, low level WC, tiled surrounds, radiator, heated towel rail, fitted carpet.

### Second Floor

Double glazed window to side, door to

### Bedroom Four

Double glazed skylight windows to front and rear, built in undereaves storage, fitted carpet, built in cupboard.

### Outside

The property is approached via a pedestrian gate with pathway giving access to the front garden, which comprises of mature shrubs and trees. To the side is the driveway and garage with gates leading onto Hillview Road.

To the side and rear of the property are good size mature gardens offering a degree of privacy comprising of laid to lawn, mature flower and shrub beds, various trees, greenhouse, fish pond, paved patio immediately off the rear of the property making an ideal area for alfresco dining. the garden is bordered by fencing and hedging. Views towards North Hill can be enjoyed from the garden.

### Council Tax Band

C

### 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.



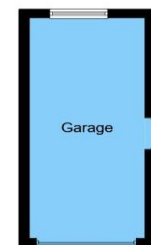
Ground Floor



First Floor



Second Floor



Garage

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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## **1 Hillview Road, MINEHEAD**

- Outskirts of Minehead - Popular Residential Area
- Extended Semi-Detached Family Home - Four Bedrooms
- Two Reception Rooms - Kitchen/Breakfast Room
- Double Glazing - Gas Central Heating
- Good Size Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£375,000**



Please note the marker reflects the postcode not the actual property

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