



**West Street, MINEHEAD, TA24 5EJ**



**welcome to**

**Hazelmere, 22 West Street, MINEHEAD**

Exuding charm and character this desirable 1920s three bedroom chalet bungalow is beautifully presented with original features.

Enjoying far reaching views out to sea and across to the Quantock hills with attractive well maintained gardens. Benefitting from gas central heating, log burner, garage and off street parking for up to four cars.



## Period Front Door

Leading to

## Entrance Hall

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

## Bathroom

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

## Sitting Room

13' 2" max x 11' 11" max ( 4.01m max x 3.63m max )  
Double glazed bay window to front enjoying views over Minehead, fitted carpet, picture rail, radiator, fireplace with timber surrounds.

## Lounge/ Dining Room

24' 9" max x 11' 1" max ( 7.54m max x 3.38m max )  
A duel aspect room with double glazed windows to side, double glazed sliding patio door to front enjoying fantastic views over Minehead, the Bristol Channel & the countryside in the distance, fitted carpet, picture rail, two radiators, recess fireplace with inset log burner set on tiled hearth.

## Kitchen/ Breakfast Room

17' 9" max x 10' 7" max ( 5.41m max x 3.23m max )  
Double glazed window to side and double glazed door to the rear garden, inset one and a half bowl stainless steel sink unit, space and plumbing for dishwasher, space for under counter fridge, integrated double oven, inset electric hob with stainless steel cooker hood over, tiled splashbacks, inset ceiling spotlights, breakfast bar, radiator, vinyl flooring, feature fireplace, door to

## Utility Room

10' 5" max x 9' 2" max ( 3.17m max x 2.79m max )  
Double glazed window to rear, door to side, Quarry tiled floor, worktop surfaces, fitted base and wall units, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted Valiant gas fired boiler serving the domestic hot water and central heating systems, built in larder cupboard with light and shelving, double glazed window to side, door to

## Cloakroom

Window to side, wash hand basin with cupboard under, low level WC, Quarry tiled floor.

## First Floor Landing

With fitted carpet, access to undereaves storage, access to roof space, doors to

## Bedroom One

13' 6" x 12' 3" ( 4.11m x 3.73m )  
Double glazed window to side, fitted carpet, radiator, pedestal wash hand basin, built in wardrobes.

## Bedroom Two

13' 10" max x 11' 10" max ( 4.22m max x 3.61m max )  
Double glazed window to side with views towards the surrounding countryside, fitted carpet, radiator, fitted wardrobes, fitted drawer unit with wash hand basin, built in undereaves storage, shower cubicle, door to

Separate WC - with low level WC, vinyl flooring, extractor unit.

## Outside

The property is approached via a driveway offering off street parking and access to the garage. There is a timber pedestrian gate giving access to the gardens. A pathway leads to the front of the property where the veranda with paved area with steps leading down to the lawned garden with flower and shrub beds, trees. Pedestrian gate to the side gives access to the enclosed rear garden.

The rear garden comprises paved patio area immediately off the rear of the kitchen making an ideal area for alfresco dining with flower and shrub beds, steps lead up to a lawned garden with trees, flower and shrub beds, gravelled seating area to the rear of the garden. There is a fish pond and garden shed.

## 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

D



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## **Hazelmere, 22 West Street, MINEHEAD**

- Elevated Position - Edge of Minehead Town Centre
- Detached Chalet Bungalow - Three Bedrooms
- Lounge/Dining Room - Gas Central Heating - Double Glazing
- Bathroom - Utility Room - Lovely Views
- Front & Rear Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£385,000**



Please note the marker reflects the postcode not the actual property

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