



**Alcombe Road, Minehead TA24 6BA**



**welcome to**

**23 Alcombe Road, Minehead**

Conveniently positioned for local shops and schools is this well presented Three bedroom semi-detached home benefiting from modern comforts including a re-fitted kitchen and bathroom, two cloakrooms and a generous level garden with excellent home office/studio - No Chain.



### Entrance Porch

Covered canopied entrance porch, door giving access to;

### Entrance Hall

Double glazed window to side, period staircase rising to first floor landing, understairs storage cupboard, oak effect flooring, recessed downlighters, radiator, oak doors to;

### Cloakroom

Double glazed window to side, White suite consisting of low level w.c., vanity wash hand basin with storage below, oak effect flooring, wall mounted Baxi gas fired combination boiler.

### Sitting Room

15' 5" x 12' 3" ( 4.70m x 3.73m )

Double glazed bay window to front, television aerial point, two radiators.

### Dining/Family Room

18' 7" max x 12' 2" ( 5.66m max x 3.71m )

Enjoying a dual aspect with double glazed double doors opening onto the patio and rear gardens beyond and double glazed window to side, oak effect flooring, wiring and provision for wall mounted television, radiator, open plan access to;

### Kitchen

10' 7" x 9' 9" ( 3.23m x 2.97m )

Dual aspect with double glazed window to side and rear overlooking the rear gardens, attractively refitted with an extensive range of base level units with contrasting worksurfaces and matching upstands, inset one and half bowl sink unit with mixer tap, integrated concealed dishwasher, appliance space for range cooker with hood over, tall storage unit, appliance space for tall fridge/freezer, oak effect flooring, recessed downlighters, access to secondary loft space, door to;

### Utility Room

25' 10" max x 9' 10" max ( 7.87m max x 3.00m max )

Double glazed doors to the front and rear opening onto the driveway and gardens respectively, two skylight windows, tiled flooring, worksurface with inset sink unit with mixer tap, plumbing and appliance space for washing machine and tumble dryer, recessed downlighters, door to;

### Cloakroom

White suite of dual flush low level w.c., recessed downlighters.

### First Floor Landing

Double glazed window to side, access to loft space via retractable loft ladder with scope for further accommodation (subject to consents), radiator, oak doors to;

### Bedroom One

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to front with distant views towards The Hopcott, wall to wall fitted wardrobes concealing an excellent array of storage space, radiator.

### Bedroom Two

12' 3" x 9' 1" ( 3.73m x 2.77m )

Double glazed window to rear overlooking gardens, radiator.

### Bedroom Three

9' 5" x 8' 7" ( 2.87m x 2.62m )

Double glazed window to side, television aerial point, radiator.

### Bathroom

Double glazed window to front, re-fitted White suite comprising panel enclosed bath with mixer shower, rainfall and rinsing shower heads, vanity wash hand basin and low level w.c. with concealed cistern, heated towel rail, shelved linen cupboard, recessed downlighters, attractive tiled surrounds.

### Front Garden

The front garden is presented in low maintenance gravel and provides driveway parking for two/three cars, side access via the utility room to;

### Rear Garden

The generous level rear garden is a feature of the property with good quality patio area extending to the rear of the house ideal for al-fresco dining, leading to an expanse of lawn with pathway to the head of the garden and home/office/studio, mains lighting throughout the garden.

### Home Office/Studio

15' 1" x 9' 8" ( 4.60m x 2.95m )

A feature of the property is the insulated garden studio with potential for a wide variety of uses, bi-fold doors opening onto the gardens, wood effect flooring, recessed downlighters and ceiling mounted power points for projector, fitted range of gloss Grey storage cupboards, worksurface with inset sink unit and mixer tap, covered terrace with composite decking and door to;

### Store

14' 6" x 5' 5" ( 4.42m x 1.65m )

Double glazed door, power and light.

### Council Tax Band C



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## 23 Alcombe Road, Minehead

- Period Semi-Detached Family Home
- Two Reception Rooms - Re-Fitted Kitchen
- Utility Room - Two Cloakrooms - Three Bedrooms
- Re-Fitted Bathroom - Double Glazing
- Generous Level Gardens - Home Office/Studio

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£330,000**



Please note the marker reflects the postcode not the actual property

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