



Hopcott Road, Minehead, TA24 5TA

welcome to

Shal-I-Mar, Hopcott Road, Minehead

Situated on the outskirts of Minehead enjoying fantastic views towards the Bristol Channel & surrounding countryside is this well presented semi-detached two bedroom bungalow. The property benefits from double glazing, gas central heating, front & rear gardens, off road parking.



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, radiator, built in airing cupboard housing gas fired boiler, access to roof space, doors to

Lounge

15' 10" x 12' 5" (4.83m x 3.78m)

Double glazed bay window to front, vinyl flooring, two radiators, wall light points, inset log burner set on slate tiled hearth.

Kitchen

11' 7" x 12' 7" (3.53m x 3.84m)

Double glazed windows to rear and side with views towards North Hill and the Bristol Channel, a range of coloured base units, worktop surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated electric oven, inset electric hob, integrated wine rack, space and plumbing for washing machine, space and plumbing for dishwasher, vinyl flooring, radiator, space for fridge freezer, open plan leading to

Rear Entrance Porch

Double glazed window to side and double glazed patio doors to rear garden, vinyl flooring.

Bedroom One

11' 11" max x 11' max (3.63m max x 3.35m max)

Double glazed bay window to rear with lovely views towards North Hill, vinyl flooring, radiator, fitted wardrobes, built in cupboard with shelving.

Bedroom Two

11' 11" x 11' 1" max (3.63m x 3.38m max)

Double glazed bay window to front, vinyl flooring, radiator, built in cupboard.

Shower Room

Double glazed window to rear, a fitted suite comprising walk in shower cubicle with rainwater shower head, extractor unit, vanity wash hand basin with cupboards under, low level WC, heated towel rail, vinyl flooring.

Outside

To the front the garden has been laid with gravel for ease of maintenance with brick walled boundary and pathway to the front door. To the side there is gated access to the rear garden.

To the rear is an enclosed garden comprising a side area of garden where there is a patio area enjoying views over Minehead. Immediately off the rear of the property is a patio with steps leading to an area of laid to lawn, pathway leading to a further paved patio ideal for alfresco dining whilst enjoying views over Minehead. There is a summerhouse/home office, gated access to the off road parking for two vehicles.

Summerhouse/ Home Office

13' 8" x 7' 7" (4.17m x 2.31m)

With a rubberised roof, windows to front and side, double doors to front, vinyl flooring, light and power.

Council Tax Band

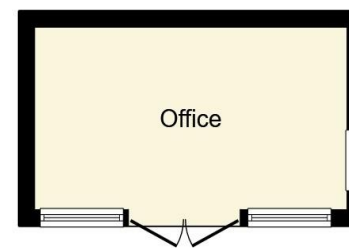
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Location

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.



Floor Plan



Outbuilding

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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welcome to

Shal-I-Mar, Hopcott Road, Minehead

- Outskirts of Minehead - Fantastic Views
- Semi-Detached Bungalow - Well Presented Accommodation
- Two Bedrooms - Lounge - Kitchen
- Double Glazing - Gas Central Heating
- Front & Rear Gardens - Summerhouse/Home Office - Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107268 - 0004

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