



Tythings Terrace, Minehead, TA24 5NX

welcome to

4 Tythings Terrace, Minehead

Conveniently positioned a moments walk from town is this modern three double bedroom end terrace home offering living accommodation arranged over three floors with two bath/shower rooms, spacious kitchen/dining room and enclosed front & rear gardens with parking to the rear.



Entrance Porch

Covered entrance porch, double glazed door to

Entrance Hall

Stairs to first floor landing, cloaks hanging space, thermostat, door to;

Sitting Room

14' 7" x 9' 1" (4.45m x 2.77m)

Double glazed sash window to front, TV aerial and BT points, full fibre broadband connection point, understairs cupboard, radiator, door to

Kitchen/Dining Room

13' 1" x 11' 6" (3.99m x 3.51m)

Double glazed window and door to rear opening onto rear garden, attractively fitted range of wall and base units, ample worktop surfaces with inset four ring gas hob with electric oven below and hood over, plumbing for washing machine and space for fridge freezer, Vaillant gas fired boiler, ample space for dining table and chairs, vinyl flooring, radiator.

Landing

Double glazed sash window to front, stairs to second floor landing, radiator, doors to

Bedroom Two

13' 1" x 10' 3" max (3.99m x 3.12m max)

Double glazed sash window to rear, built in storage cupboard, TV aerial point, radiator.

Bedroom Three

9' 6" x 6' 9" (2.90m x 2.06m)

Double glazed window to front, radiator.

Shower Room

Luxury white suite of fully tiled double shower cubicle with glass enclosure, dual flush low level WC, pedestal wash hand basin, extractor fan unit, vinyl flooring, radiator.

Bedroom One

13' 3" x 13' 1" max (4.04m x 3.99m max)

Velux window to rear, TV aerial and BT points, ample space for wardrobes, radiator, door to

En-Suite

Velux window to rear, white suite of fully tiled shower cubicle with glass enclosure, dual flush low level WC, pedestal wash hand basin, eaves storage, extractor fan unit, radiator.

Front Garden

Being wall enclosed with gated access, pathway to front door, low maintenance chippings.

Rear Garden

The enclosed rear garden is a feature of the property with full width deck ideal for al-fresco dining, area of lawn with easy maintenance raised planters, gravel pathway to gated rear access leading to the parking area, timber garden store, wall and panel fencing enclosed.

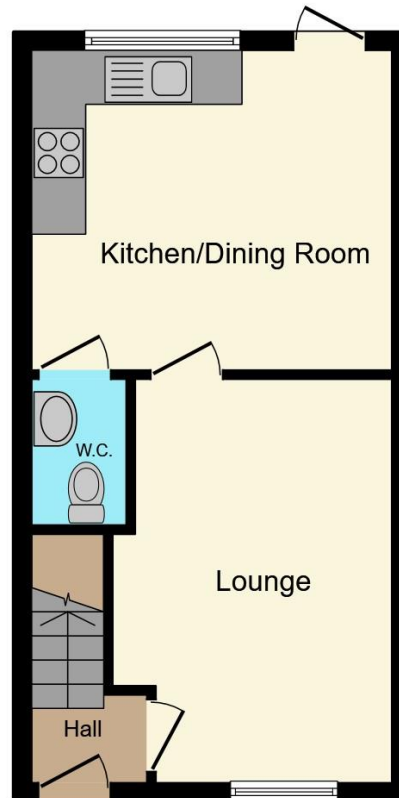
Parking

To the rear of the property there is off street parking.

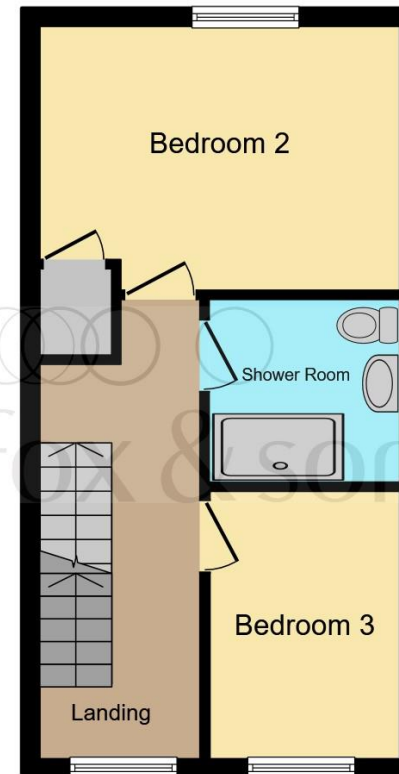
Agents Note

The property benefits from owned photovoltaic solar panels which provide free electricity in sunny conditions and the present owners benefit from an annual income of around £700 p.a. from the transferable feed in tariff.

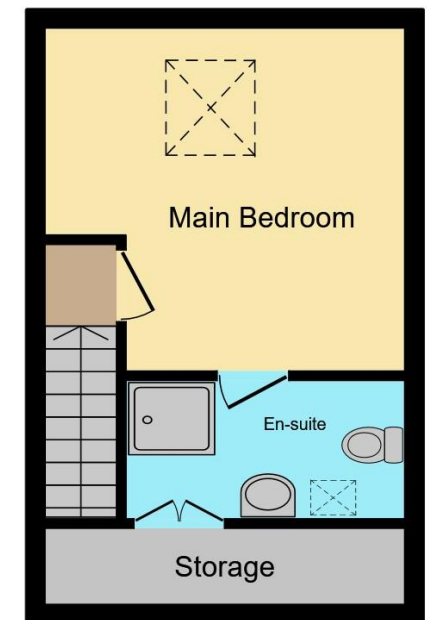
Council Tax Band C



Ground Floor



First Floor



Second Floor



view this property online fox-and-sons.co.uk/Property/MIH107351



welcome to

4 Tythings Terrace, Minehead

- Convenient Location Close To Town
- Sitting Room - Kitchen/Dining Room - Cloakroom
- Three Double Bedrooms - En-Suite & Bathroom
- Double Glazing - Gas Central Heating - Solar Panels
- Front & Rear Gardens - Driveway Parking To Rear

Tenure: Freehold EPC Rating: A

Council Tax Band: C

£285,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107351



Property Ref:
MIH107351 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk