



Meadowside, Carhampton, Minehead, TA24 6PF

welcome to

5 Meadowside, Carhampton

Located within the popular West Somerset village of Carhampton situated within a residential cul-de-sac is this beautifully presented two bedroom end of terrace house, the property benefits from air source heat pump, double glazing, modern fitted kitchen, enclosed rear garden & off road parking. No Onward Chain!



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, radiator, built in understairs cupboard, staircase to first floor landing, doors to

Lounge

13' 2" max x 10' 8" max (4.01m max x 3.25m max)

Double glazed patio doors to rear garden, fitted carpet, log burner set on slate hearth, radiator, inset ceiling spotlights.

Kitchen/Dining Room

16' 11" x 7' 11" (5.16m x 2.41m)

Double glazed window to front and double glazed patio doors to rear garden, a range of modern fitted grey coloured base and wall units, slab tech worktop surfaces, one and a half bowl sink unit, integrated double ovens, inset induction hob with cooker hood over, integrated dishwasher, integrated fridge freezer, integrated wine rack, integrated microwave oven, radiator, built in cupboard with space and plumbing for washing machine and shelving, inset ceiling spotlights, modular flooring, concealed kickboard lighting, coloured splashbacks.

First Floor Landing

With fitted carpet, built in airing cupboard, double glazed window to front, access to loft space, doors to

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

Double glazed window to rear with views towards the local countryside in the distance, fitted carpet, radiator.

Bedroom Two

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to rear with views towards the local countryside in the distance, fitted carpet, radiator.

Bathroom

Double glazed window to front, a fitted suite comprising pedestal wash hand basin, panelled bath with shower unit over, part tiled surrounds, radiator, extractor, unit, vinyl flooring.

Separate W.C.

Double glazed window to front, wash hand basin, low level WC, radiator, vinyl flooring.

Outside

To the side of the property is a driveway offering off road parking, pedestrian gate leads to the rear garden.

To the rear is a well maintained enclosed garden comprising patio area, laid to lawn, raised vegetable bed, raised gravel area, metal garden shed, flower and shrub beds. The garden is bordered by hedging and fencing.

Location

Carhampton is an attractive village close to the Exmoor National Park with a Church and a public house. There are lovely walks from the village, over the Deer Park to Dunster and through farmland to the Beach. The village is only 4.4 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 21 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/MIH107295



welcome to

Meadowside, Carhampton Minehead

- Popular West Somerset Village of Carhampton
- End of Terrace Home - Two Bedrooms
- Modern Fitted Kitchen - Lounge with Log Burner
- Double Glazing - Air Source Heat Pump
- Enclosed Rear Garden - Off Road Parking
- No Onward Chain!

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£215,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107295



Property Ref:
MIH107295 - 0007

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



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk