



Combeland Road, Minehead, TA24 6BT

welcome to

27 Combeland Road, Minehead

Enjoying a non-estate location close to local shops and Alcombe Combe is this beautifully appointed two bedroom bungalow which has been refurbished by the present owners, offering comfortable well proportioned accommodation, good size gardens and open views to the rear.



Entrance Porch

Double glazed with windows to front and side, double glazed door to front, tiled floor and double glazed door to;

Entrance Hall

A spacious entrance hall with wood effect flooring, two large double storage cupboards, access to loft space via retractable loft ladder, radiator, replacement doors to;

Sitting/ Dining Room

21' 5" max x 15' 10" max (6.53m max x 4.83m max)

Enjoying a dual aspect with double glazed window to side and double glazed bi-folding doors to the rear enjoying glimpses of the Bristol Channel towards Steep Holm, double glazed sliding patio doors to conservatory, focal point electric fireplace, television aerial point, double radiator, return door to entrance hall.

Conservatory

Double glazed windows and double glazed door to garden with tiled flooring.

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to front, attractively re-fitted with an extensive range of pastel shaker style wall and base level units, worktop surfaces, inset one and half bowl ceramic sink unit with mixer tap, integrated eye level double oven with microwave above, inset induction hob with hood over, integrated fridge/freezer, recycling waste and pull out larder unit, recessed downlighters, attractive tiled splashbacks, part glazed door to;

Utility Room

13' 10" x 5' 5" (4.22m x 1.65m)

Double glazed windows to front and side, doors to front and rear gardens, fitted range of matching base level units, worktop surfaces, inset stainless steel sink unit with rinsing mixer tap, appliance space for washing machine and dishwasher, recessed downlighters, radiator.

Bedroom One

13' 10" max x 11' 8" max (4.22m max x 3.56m max)

Double glazed window to rear with views over the rear gardens and towards the Bristol Channel, television aerial point, radiator.

Bedroom Two

11' 8" x 11' 2" (3.56m x 3.40m)

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

Shower Room

Double glazed window to front, recently re-fitted with White suite comprising walk in double shower with glazed enclosure, dual head mixer shower and recess ideal to be utilised as a shower seat, wash hand basin set into vanity unit with drawers below, dual flush low level w.c., heated towel rail, motion activated lighting, recessed downlighters.

Outside

Enclosed by picket fencing with gated access to stepping stone pathway to front door, laid to lawn with flower beds inset, driveway to garage affording off street parking, gated side access.

The well proportioned rear garden has been carefully designed with ease of access in mind and is wheelchair friendly if required, a good size patio area immediately to the rear of the property ideal for a-fresco dining, raised well stocked planters, generous expanse of lawn with further flower beds, secondary patio area with greenhouse.

Garage

17' 5" x 8' 1" (5.31m x 2.46m)

Attached single garage with electric roller door to front, personal door to rear gardens, power and light.

Agents Note

The property benefits from photovoltaic solar panels which are owned outright by the current owner.

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.



welcome to

27 Combeland Road, Minehead

- Beautifully Presented Non Estate Bungalow
- Sitting/Dining Room - Modern Fitted Kitchen
- Utility Room - Two Bedrooms - Modern Fitted Shower Room
- Double Glazing - Gas Central Heating - Attached Garage
- Good Size Enclosed Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH105941 - 0002

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