



Paganel Rise, Minehead, TA24 5HG

welcome to

14 Paganel Rise, Minehead

Situated within a pleasant residential cul-de-sac on the outskirts of Minehead enjoying fantastic views towards North Hill is this beautifully presented refurbished detached three bedroom bungalow benefitting from ensuite shower room, good size landscaped garden & garage.



Double Glazed Front Door

Leading to

Entrance Hall

With LVT flooring, built in airing cupboard with space for tumble dryer, wall mounted Idea gas boiler serving the domestic hot water and central heating systems (new installed in 2024), access to roof space, doors to

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to side, a range of modern reed green coloured base and wall units, composite laminate worktop surfaces, inset one and a half bowl sink unit with mixer tap with hot tap, cutlery and pot/pans drawers, inset induction hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, integrated Lamona oven and microwave oven, LVT flooring, inset ceiling spotlights, tiled splashbacks, open plan to

Lounge/ Dining Room

20' 10" x 12' (6.35m x 3.66m)

Double glazed window to rear, double glazed patio doors to the rear garden, double glazed door to side patio, LVT flooring, two radiators, media wall with space for TV and an integrated electric fire with lighting and remote control, inset ceiling spotlights.

Bedroom One

16' 5" max x 11' 5" max (5.00m max x 3.48m max)

Double glazed windows to front and side, fitted carpet, fitted wardrobes, radiator, door to

Ensuite Shower Room

A modern fitted suite comprising shower cubicle with rainwater shower head, low level WC, pedestal wash hand basin with mixer tap, tiled surrounds, tiled flooring, extractor unit, inset ceiling spotlights.

Bedroom Two

12' 6" max x 10' 5" max (3.81m max x 3.17m max)

Double glazed window to side, fitted carpet, radiator, fitted wardrobe.

Bedroom Three

11' 6" x 8' 3" (3.51m x 2.51m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to rear, modern fitted suite comprises paneled bath with rainwater shower head, fitted shower screen, low level WC, vanity wash hand basin with drawer unit over, heated towel rail, tiled surrounds, tiled flooring, inset ceiling spotlights, extractor unit.

Outside

The property is approached via a driveway offering ample off street parking and leads to the garage and front door. The is a gravelled area to the side of the driveway, pathway to the front of the bungalow leads to a pedestrian gate giving access to the rear garden.

To the side and rear is an enclosed landscaped garden comprising paved patio immediately off the rear of the lounge/dining room with steps leading up to a level lawned garden, large paved patio with gravel area, access to the garage. the garden is bordered by fencing.

Garage

15' 4" x 9' 6" (4.67m x 2.90m)

Up and over door, light and power, double timber doors to rear garden.

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.

Council Tax Band

D



welcome to

14 Paganel Rise, Minehead

- NO ONWARD CHAIN
- Refurbished Detached Three Bedroom Bungalow
- Open Plan Lounge/Dining Room - Gas Central Heating
- Double Glazing - Ensuite Shower Room
- Corner Plot with Good Size Landscaped Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£399,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107088



Property Ref:
MIH107088 - 0004

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