



Periton Lane, Minehead, TA24 8EA

welcome to

95 Periton Lane, Minehead

Offering a perfect blend of character, comfort, and modern convenience is this stunning Grade II Listed thatched cottage situated within a sought after residential area on the outskirts of Minehead. The three bedroom cottage benefits from workshop, well presented gardens, off street parking.



Canopy Entrance Porch

With period front door leading to

Entrance Hall

With exposed stone wall, quarry tiled flooring, light, exposed beams, part glazed door leading to

Lounge

13' 8" + Bay x 12' max (4.17m + Bay x 3.66m max)

With bay window to front, exposed beams, radiator, quarry tiled flooring, wall light points, part exposed stone wall, stone fireplace with inset log burner, open plan leading to dining room.

Dining Room

16' 6" max x 12' 8" max (5.03m max x 3.86m max)

With bay window to front with window seat, radiator, quarry tiled flooring, stone fireplace with slate hearth, exposed beams, wall light points, staircase rising to first floor landing, open doorway to kitchen, door to bathroom.

Kitchen

10' 6" x 7' 1" max (3.20m x 2.16m max)

With period door to the rear garden, tiled flooring, part exposed stone wall, a range of fitted cream coloured base and wall units with solid wood worktop surfaces, inset Belfast sink unit with mixer tap, integrated electric oven, inset electric hob, integrated microwave, integrated coffee machine, integrated fridge, integrated dishwasher, plate rack, concealed underlighting on wall units, exposed beams.

Bathroom

15' 8" max x 7' 2" (4.78m max x 2.18m)

Double glazed window to side, a white fitted suite comprising low level WC, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, radiator, built in understairs cupboard, vinyl tiled flooring, part exposed stone wall, exposed beams, access to roof space.

First Floor Landing

Window to rear on half landing, an Elm staircase leading to first floor landing. The first floor landing comprises fitted carpet, access to roof space, radiator, exposed beams, doors to

Bedroom One

16' 2" + Bay x 14' 1" max (4.93m + Bay x 4.29m max)

Window to front, fitted carpet, radiator, period fireplace, exposed beams, door to

Ensuite Shower Room

A modern fitted suite comprising walk in shower cubicle, vanity wash hand basin with cupboard under, low level WC, heated towel rail, vinyl tiled flooring, tiled surrounds.

Bedroom Two

11' 8" + Bay x 10' 7" max (3.56m + Bay x 3.23m max)

Window to front, fitted carpet, radiator, built in cupboard.

Bedroom Three

11' 3" + Bay x 8' 5" (3.43m + Bay x 2.57m)

Window to front, fitted carpet, radiator.

Outside

The property is approached via timber double gates giving access to a gravelled driveway bordered by attractive stone walling and offering ample off street parking with attractive flower and shrub beds and gravel pathway leading to the cottage. There is a timber office ideal for home working within the driveway, log store and oil tank can be found within the front garden, door to attached workshop. To the front of the cottage there is a gravelled area with pedestrian gate leading the front garden.

To the rear immediately off the rear of the kitchen is a delightful enclosed courtyard garden enjoying fantastic views towards North Hill, covered seating area, access to the attached workshop, door to the laundry room, archway then leads to a well maintained enclosed cottage style garden comprising trees, flower and shrub beds, laid to lawn and is bordered by fencing and hedging.

Attached Workshop

14' 9" x 12' 7" (4.50m x 3.84m)

Window to rear, doors to front and rear gardens, light and power, exposed beams, cobble and brick flooring.

Laundry Room

7' 5" x 3' 2" (2.26m x 0.97m)

With Quarry tiled flooring, light and power, space and plumbing for washing machine.

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.



view this property online fox-and-sons.co.uk/Property/MIH107468



welcome to

95 Periton Lane, Minehead

- Sought After Residential Area on Outskirts of Minehead
- Stunning Grade II Listed Thatched Cottage
- Two Reception Rooms - Three Bedrooms
- Oil Central Heating - Ensuite Shower Room
- Downstairs Bathroom - Attached Workshop - Delightful Garden - Off Street Parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107468



Property Ref:
MIH107468 - 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 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