



Abbots Way, Minehead, TA24 8UF

welcome to

4 Abbots Way, Minehead

Situated within a popular modern residential cul-de-sac located on the outskirts of Minehead whilst enjoying fantastic views towards North Hill & surrounding countryside is this beautifully presented detached three bedroom bungalow offering spacious accommodation, modern kitchen, gardens & garage.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, built in cupboard, radiator, coving, access to roof space, doors to

Laundry Room

With washing machine, radiator, vinyl flooring, space and plumbing for tumble dryer.

Lounge/ Dining Room

22' 3" max x 20' 10" max (6.78m max x 6.35m max)
Double glazed windows to sides, double glazed sliding patio door to garden, fitted carpet, coving, three radiators.

Kitchen

17' 6" max x 11' 8" max (5.33m max x 3.56m max)
Double glazed window to front and rear, double glazed door to rear garden, a modern range of fitted base and wall units with worktop surfaces, inset one and one half bowl sink unit, integrated dishwasher, integrated fridge freezer, integrated double oven, inset induction hob with cooker hood over, vinyl flooring, radiator, concealed lighting, heated towel rail, inset ceiling spotlights, coving, door to lounge/dining room.

Bedroom One

13' 1" max x 10' 10" max (3.99m max x 3.30m max)
Double glazed window to rear, radiator, fitted carpet, coving, built in wardrobe, door to

Ensuite

Double glazed window to rear, a fitted suite comprising shower cubicle, vanity wash hand basin with drawers under, low level WC, tiled surrounds, vinyl flooring, radiator, extractor unit.

Bedroom Two

13' x 8' 10" (3.96m x 2.69m)
Double glazed window to front, fitted carpet, built in wardrobe, radiator, coving.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)
Double glazed window to front, fitted carpet, coving, radiator, built in cupboard, fibre broadband point.

Bathroom

Double glazed window to rear, a fitted suite comprising walk in shower cubicle, low level WC, wash hand basin, aqua panelling, heated towel rail, extractor unit, vinyl flooring.

Outside

The property is approached via a driveway giving access to the double garage and access to the front door. To the side of the garage is a pedestrian gate and pathway leading to the rear garden. To the front of the bungalow there is raised shrub beds.

To the rear and side of the bungalow is a good size lawned garden with flower and shrub beds, two paved patio areas, the garden is bordered by fencing and enjoys fantastic views towards North Hill.

Double Garage

17' 6" x 17' 5" (5.33m x 5.31m)
With two up and over doors, light and power, door to rear garden, double glazed window to rear, wall mounted gas fired boiler and sink.

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.

Agents Note

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



view this property online fox-and-sons.co.uk/Property/MIH107541



welcome to

4 Abbots Way, Minehead

- Popular Modern Residential Cul-de-sac
- Beautifully Presented Detached Bungalow
- Three Bedrooms - Ensuite & Bathroom
- Lounge/Dining Room - Modern Fitted Kitchen
- Gas Central Heating - Double Glazing - Double Garage & Gardens

Tenure: Freehold EPC Rating: A

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107541



Property Ref:
MIH107541 - 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