



**Fownes Road, Minehead, TA24 6AE**



**welcome to**

**20 Fownes Road, Minehead**

Situated within a popular residential area of Alcombe conveniently positioned to nearby local amenities & schooling is this well presented double fronted three bedroom family home enjoying a good size rear garden, double glazing, gas central heating, conservatory, shower room, bathroom & parking.



### Front Door

Leading to

### Entrance Lobby

With light, open doorway to

### Entrance Hall

With fitted carpet, radiator, staircase rising to first floor landing, doors to

### Lounge

18' 8" x 11' 10" max ( 5.69m x 3.61m max )

Double glazed window to front and double glazed patio doors to rear garden, fitted carpet, picture rail, radiator, gas fire set in decorative fireplace and tiled hearth.

### Dining Room

11' 10" max x 9' 10" max ( 3.61m max x 3.00m max )

Double glazed window to front, fitted carpet, radiator, door to

### Kitchen

17' 2" max x 8' 2" ( 5.23m max x 2.49m )

Double glazed window to rear, door to conservatory, a range of fitted base and wall units, worktop surfaces, tiled splashbacks, inset one and one half bowl stainless steel sink unit, space and plumbing for dishwasher, space and plumbing for washing machine, integrated fridge and freezer, range style cooker with cooker hood over, vinyl flooring, radiator, built in cupboard.

### Conservatory

13' 3" max x 12' 8" max ( 4.04m max x 3.86m max )

Double glazed windows to side and rear, double glazed patio doors to rear garden, power, wall light points, radiator, tiled flooring, door to shower room.

### Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor unit, tiled flooring, tiled surrounds.

### First Floor Landing

Double glazed window to rear, radiator, access to roof space, fitted carpet, built in cupboard housing gas fired boiler, doors to

### Bedroom One

13' 7" max x 11' 11" max ( 4.14m max x 3.63m max )

Double glazed window to front, fitted carpet, picture rail, radiator.

### Bedroom Two

13' 7" max x 9' 10" max ( 4.14m max x 3.00m max )

Double glazed window to front, radiator, picture rail, period fireplace.

### Bedroom Three

12' 4" x 8' 3" ( 3.76m x 2.51m )

Double glazed window to rear, fitted carpet, radiator.

### Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath, low level WC, heated towel rail, part tiled surrounds, pedestal wash hand basin, shower cubicle, vinyl flooring, extractor unit.

### Outside

To the front is a small garden comprising paved pathway leading to front door, laid to lawn with flower and shrub beds, small stone walls to front and side boundaries, a shared pedestrian passageway with the neighbouring property provides access to the rear.

To the rear is a good size enclosed garden comprising outside water tap, paved patio, laid to lawn with flower and shrub beds, mature trees, two garden sheds, gate giving access to the gravelled parking area and access to the garage, the garden is bordered by hedge and fenced boundaries.

### Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



Ground Floor



First Floor

**welcome to**

## **20 Fownes Road, Minehead**

- Popular Residential Area of Alcombe
- Double Fronted Mid Terrace Family Home
- Two Reception Rooms - Conservatory
- Three Bedrooms - Gas Central Heating - Double Glazing
- Good Size Rear Garden - Garage & Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

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