



**Parkhouse Road, Minehead, TA24 8AE**



**welcome to**

**77 Parkhouse Road, Minehead**

Situated in an elevated position within a popular residential area of Minehead enjoying fantastic views towards North Hill & over Minehead is this well presented detached three bedroom chalet bungalow boasting a superb kitchen/dining room & benefits from good size gardens & off road parking.



## Double Glazed Front Door

Leading to

## Entrance Hall

With vinyl floor, built in cupboard, built in understairs cupboard, built in airing cupboard housing the gas boiler serving the domestic hot water and central heating systems, radiator, double glazed door to side giving access to the garden, staircase rising to the first floor.

## Sitting Room

15' 11" x 15' 4" ( 4.85m x 4.67m )

Double glazed windows to sides and front, radiator, feature fireplace, ceiling coving, fitted carpet.

## Inner Hall

With fitted carpet, ceiling coving, doors to:

## Bedroom Two

10' 11" x 10' 8" ( 3.33m x 3.25m )

Double glazed windows to side and rear overlooking the garden, ceiling coving, radiator, fitted carpet.

## Bedroom Three

15' 7" x 7' 10" ( 4.75m x 2.39m )

Double glazed windows to side and rear overlooking the garden, fitted carpet, access to roof space, radiator.

## Kitchen/ Dining Room

21' 11" max x 13' 4" max ( 6.68m max x 4.06m max )

A superb open plan kitchen/dining room with double glazed patio doors to the rear giving access to the garden. Double glazed windows to sides, vinyl floor, radiator, inset ceiling spotlights, door to the Utility Room.

The kitchen is fitted with a range of modern white base units with wooden worktop surfaces, inset one and half bowl sink unit with mixer taps, integrated double oven, inset five ring gas hob with stainless steel cooker hood, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks.

## Utility Room

7' 10" x 6' 9" ( 2.39m x 2.06m )

Double glazed door to the garden, double glazed window to rear, a range of fitted white base units, worktop surfaces, inset one and half bowl stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, radiator, vinyl floor.

## Shower Room

Double glazed windows to side and front, a fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, radiator, vinyl floor, extractor unit, inset ceiling spotlights, shaver light, heated towel rail.

## First Floor

Door to;

## Bedroom One

24' 6" max x 13' 11" max ( 7.47m max x 4.24m max )

Double glazed skylight window to front enjoying fantastic views towards North Hill, double glazed window to rear, radiators, fitted carpet, inset ceiling spotlights, built in undereaves storage, door to;

## Ensuite Bathroom

Double glazed window to side enjoying views over Minehead, a fitted white suite comprising freestanding claw foot modern bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, low level WC, radiator, wooden floorboards, heated towel rail, shaver point, inset ceiling spotlights, built in undereaves storage, extractor unit.

## Outside

The property is approached via a timber pedestrian gate giving access to a block paved pathway leading to the front door with laid to lawn to either side with flower and shrub beds, the garden is bordered by walling, fencing and hedging. A pathway leads along the front of the property where an outside water tap & outside light can be found, a pedestrian gate then gives access to the rear garden,

To the side of the front garden is a tarmac driveway offering off road parking with flower & shrub beds and a pedestrian gate leading to the rear garden.

To the rear & side is a good size mature garden which benefits from laid to lawn, garden shed with power, cherry and pear trees, flower & shrub beds, a raised decked seating area enjoying views towards North Hill and an ideal area for alfresco dining, pathway leads around the side and rear of the property, outside water tap, outside light. A good size patio area immediately off the rear of the kitchen/dining room with a electric awning makes an further area for alfresco dining. There is a good size vegetable garden with raised beds, a timber garden shed and greenhouse, the garden is bordered by hedging & fencing.

## 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

E



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## **77 Parkhouse Road, Minehead**

- Popular Residential Area of Minehead
- Fantastic Views towards North Hill & over Minehead
- Detached Chalet Bungalow - Three Bedrooms
- Double Glazing - Gas Central Heating - Ensuite Bathroom
- Good Size Gardens - Off Road Parking

Tenure: Freehold EPC Rating: E

# £450,000



Please note the marker reflects the postcode not the actual property

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