



**Parks Lane, Minehead, TA24 8BX**

**welcome to**

**Norcliffe, Parks Lane, Minehead**

Truly wonderful far reaching views over Minehead, surrounding countryside & the Bristol Channel are enjoyed by this beautifully presented detached three bedroom bungalow. The property benefits from gas central heating, double glazing, surrounding gardens, garage & parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Lobby**

Double glazed windows, oak flooring, doors to sitting room & kitchen/breakfast room.

### **Sitting Room**

16' x 15' 7" ( 4.88m x 4.75m )

A triple aspect room with double glazed windows to front, side & rear enjoying fantastic far reaching views over Minehead, the surrounding countryside & the Bristol Channel, fitted carpet, ceiling coving, radiator, wall light points, double glazed french doors leading to the decked veranda to the front, archway to kitchen/breakfast room.

### **Lounge**

14' 6" x 12' ( 4.42m x 3.66m )

A dual aspect room with double glazed windows to front & side enjoying fantastic views over Minehead & surrounding countryside, fitted carpet, ceiling coving, gas fire set in decorative surrounds, radiator, wall light points, TV point, telephone point.

### **Kitchen/ Breakfast Room**

16' 6" max x 13' 8" max ( 5.03m max x 4.17m max )

Double glazed windows to rear, a range of fitted cream coloured base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, integrated double oven, inset hob with cooker hood over, integrated washing machine, space for fridge freezer, plumbing for dishwasher, radiator, ceiling coving, inset ceiling spotlights, oak flooring, built in cupboard, archway to sitting room, doors to

### **Inner Hall**

With oak flooring, ceiling coving, inset ceiling spotlights, access to roof space, doors to

### **Bedroom Two**

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed window to front enjoying views over Minehead & surrounding countryside, fitted carpet, radiator, ceiling coving, range of fitted full wall length wardrobes.

### **Bathroom**

Double glazed windows to rear, a fitted suite comprising panelled bath with shower unit over & fitted shower screen, low level WC, pedestal wash hand basin, radiator, part tiled surrounds, tiled flooring, extractor unit, ceiling coving, inset ceiling spotlights, shaver point.

### **Bedroom Three**

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max )

Double glazed door to front leading onto the decked veranda, radiator, ceiling coving, fitted carpet, wall light points.

### **Inner Lobby**

With fitted carpet, radiator, doors to ensuite shower room & bedroom.

### **Ensuite Shower Room**

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

### **Bedroom One**

13' 11" x 11' 11" max ( 4.24m x 3.63m max )

A dual aspect room with double glazed windows to side & rear, fitted carpet, ceiling coving, radiator.

### **Outside**

The property is approached via double electric wrought iron gates giving access to the tarmac driveway offering off road parking. From the driveway access to the garage which has planning permission for a replacement garage which has been partly built, bungalow & gardens can be found.

The property proudly sits within good size gardens with garden to front, side & rear of the property. Immediately to the front of the bungalow is a full width decked veranda making an ideal area for alfresco dining whilst enjoying fantastic far reaching views over Minehead, surrounding countryside & the Bristol Channel, steps from the veranda lead down to

the front garden which is mainly laid to lawn with flower & shrubs beds, mature trees, gravel area with steps leading down to the garage, the garden is bordered by walling & fencing.

From the decked veranda a pedestrian gate gives access to the side of the bungalow with a timber garden shed & pathway leading around to the rear of the bungalow. The rear garden comprises of raised flower & shrub beds, laid to lawn area, mature hedging & is bordered by fencing, outside water tap, lighting & a raised patio area to the rear of the driveway.

### **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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## Norcliffe, Parks Lane, Minehead

- Elevated Position on the Outskirts of Minehead Town Centre
- Detached Three Bedroom Bungalow
- Fantastic Far Reaching Views - Two Reception Rooms
- Ensuite Shower Room - Bathroom - Gas Central Heating
- Surrounding Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

**£575,000**



Please note the marker reflects the postcode not the actual property

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