



Council Tax Band: D

Taunton, Somerset. TA4.

Somerset West and Taunton Council, Killick Way, Williton,

Local Authority:

mains drainage, gas fired central heating.

Mains water, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £365,000

Ponsford Road  
Minehead | Somerset | TA24 5DX

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**DESCRIPTION:** This four-bedroom semi-detached house is offered in excellent order throughout and offers spacious accommodation over two floors together with the benefit of double glazing and gas central heating. The property, which has off road parking and a good-sized level garden, boasts four double bedrooms, a large bathroom suite, two reception rooms and a large kitchen/dining room. Situated within level walking distance of the town centre and seafront this property is a must view for those looking for a large family home in Minehead.

**ACCOMMODATION:** The accommodation briefly comprises an Entrance Hall with stairs leading to the first-floor landing, the principle Sitting Room has a bay window to the front aspect, the original picture rail and a feature fireplace inset with a wood burning stove. The Second Reception Room is set to the rear of the property with a window overlooking the rear garden, the original picture rail and an open fireplace. The Kitchen/Dining room is a lovely light room enjoying a triple aspect with doors and windows to two sides and a further window overlooking the rear garden. The Kitchen is fitted with a matching range of base and eye level units with roll top work surfaces inset with a one hand a half bowl stainless steel sink unit and single drainer. There is an eye level double oven and electric hob as well as space and plumbing for a washing machine. A wall mounted boiler provides the heating and hot water. There is also a downstairs WC.

To the first floor are four double Bedrooms and a four-piece family Bathroom with suite comprising a panel enclosed bath, separate shower cubicle, wc and vanity unit wash hand basin.

**OUTSIDE:** To the front of the property there is off road parking for two vehicles as well as a side access gate leading to the rear garden. The rear garden is of a good size and predominantly laid to lawn with flower and shrub borders. There is an expanse of patio towards the rear of the garden which provides a lovely seating area with a pergola and a further gravelled seating area can be found directly outside of the Kitchen/Dining room.

**SITUATION:** Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moorland, through woodland and along the coast.

**DIRECTIONS:** From our office in Park Street turn right and head towards the town centre bearing left in The Parade. Proceed towards the seafront and take the right-hand turn onto the one-way road of Glenmore Road. Just after the end of the one-way system, the property can be found on the left-hand side identified by our for-sale board.



**A spacious and well-presented two reception room, four double bedroom semi-detached family home with off road parking and good-sized level rear garden situated within level walking distance of the town centre and sea front.**

**ACCOMMODATION** *[All measurements are approximate]*, **ENTRANCE HALL, CLOAKROOM,**  
**SITTING ROOM** 16'6" (5.03m) x 14'8" (4.47m) **SECOND RECEPTION ROOM** 13'7" (4.14m) x 11'8" (3.56m)  
**KITCHEN/DINING ROOM** 25'9" (7.85m) x 9'11" (3.02m)  
**FIRST FLOOR LANDING, BEDROOM ONE** 13'4" (4.06m) x 11'8" (3.56m)  
**BEDROOM TWO** 13'7" (4.14m) x 11'8" (3.56m) **BEDROOM THREE** 14'8" (4.47m) x 9'11" (3.02m)  
**BEDROOM FOUR** 9'9" (2.97m) x 9'9" (2.97m) **BATHROOM**