



## Minehead Avenue, £465,000

- Council Tax band F
- Three Double Bedrooms
- Seaside Location and Easy Access to Coastal Walks - South Facing garden
- Catchment Area to a Number of Desirable Primary & Secondary Schools
- EPC Rating: D



 3  2  2



## About the property

A MUST SEE PROPERTY- This detached dormer bungalow is located in the coastal village of Sully. Quietly located and offering adaptable living. This property also falls within catchment to a number of highly regarded schools, viewings are highly recommended!

## Accommodation

### Entrance Lobby

UPVC front door to entrance lobby and further panel glazed timber door to hall

### Hallway

With wood effect flooring, stairs to the first floor and doors leading to:

### Bedroom Three

A front aspect double bedroom with continuation of flooring from the hall. Window to the front.

### Bathroom

A modern suite comprising of w.c, vanity wash hand basin with cupboards under. Panel enclosed bath with shower over and shower screen. Window to side, ceramic tiled floor and part tiled wall.



## Dining Room

To the rear with access to the Living room and Kitchen

## Kitchen

Fitted with ample storage and work surfaces. Built in oven, hob, fridge freezer and sink unit. Doors lead out to the conservatory.

## Living Room

A bright front aspect room with a fitted log burner and patio doors to the rear.

## Upstairs

## Landing

With doors off to:

## Bedroom One

A rear aspect room with built in wardrobes. Picture window overlooking surrounding rooftops and out to the sea.



## En Suite

With w.c, wash hand basin and walk in shower cubicle with holding door. Opaque window to rear.

## Bedroom Two

A side aspect double bedroom with built in eaves storage and window to the side.

## Garage

Detached single garage with power and light

## Garden

A large patio and a lawned garden to the rear with flower bed borders

## Conservatory

A useful room to the rear of the kitchen and overlooking the rear garden.

## Floorplan



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