



## Minehead Avenue, offers over £455,000

- 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



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## About the property

A MUST SEE PROPERTY- This detached dormer bungalow is located in the costal 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:

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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