



Mallard Road, Minehead, TA24 6UF

welcome to

15 Mallard Road, Minehead

Situated on this popular modern development close to local facilities and less than half a mile from Minehead Seafront is this well presented two bedroom semi detached home benefiting from an attached workshop addition, double glazing, enclosed garden with summerhouse & off road parking.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, night storage heater, staircase rising to first floor landing, door to

Lounge

15' 3" max x 12' 8" max (4.65m max x 3.86m max)

Double glazed window to front, laminate flooring, wall mounted electric radiator, TV point, electric fire set in decorative surrounds, wall light point, door to

Kitchen/ Breakfast Room

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to rear, double glazed door to rear garden, a range of modern fitted coloured base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated double oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher.

First Floor Landing

With fitted carpet, access to roof space, built in airing cupboard, doors to

Bedroom One

10' 2" max x 8' 3" max (3.10m max x 2.51m max)

Double glazed window to rear, fitted carpet, built in wardrobe.

Bedroom Two

10' 6" max x 9' 9" max (3.20m max x 2.97m max)

Double glazed window to front, fitted carpet, wall mounted electric heater, built in wardrobe.

Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, part tiled surrounds, vinyl flooring, wall mounted electric heater.

Outside

The property is approached via a driveway providing off road parking with access to the attached workshop. To the side of the driveway is a garden with pathway leading to the front door.

To the rear is an enclosed garden comprising paved areas, fish pond, gravel area, flower and shrub beds, to the rear of the garden is the summerhouse. The garden is bordered by fencing.

Attached Workshop

19' 11" x 7' 9" (6.07m x 2.36m)

Door to front, light and power, space for tumble dryer, worktop surfaces, door to garden.

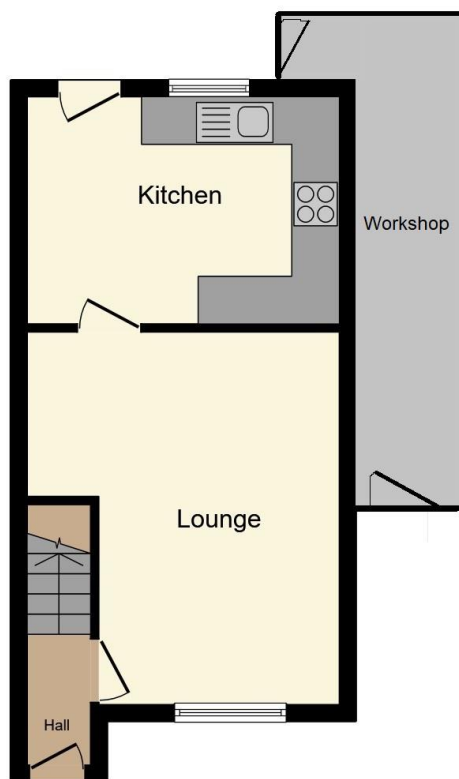
Summerhouse

15' 8" x 9' 1" (4.78m x 2.77m)

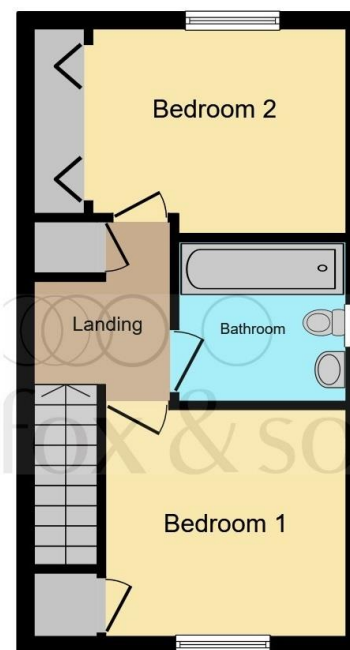
Double glazed doors to front, double glazed windows to front, wooden flooring, wall mounted electric heater, light and power, bar area with stools.

Location

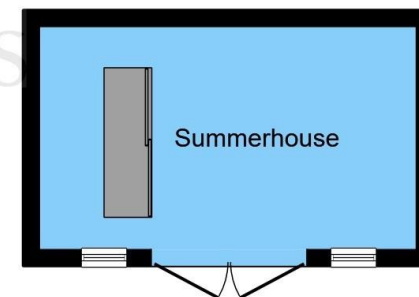
The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



Ground Floor



First Floor



Outbuilding



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welcome to

15 Mallard Road, Minehead

- Well Presented Modern Semi Detached Home
- Lounge - Fitted Kitchen/Breakfast Room
- Two Bedrooms - Bathroom
- Double Glazing - Attached Workshop
- Enclosed Garden with Summerhouse - Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107498 - 0004

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