



Wood Lane, Blue Anchor, MINEHEAD, TA24 6LA

welcome to

Tolman Drive, Wood Lane, Blue Anchor

A truly beautifully presented individual detached three bedroom bungalow occupying a wonderful position within the sought-after Hamlet of Blue Anchor, enjoying fantastic far reaching views towards Exmoor National Park and boasting a wonderful large plot. Internal inspection is a must!



Oak Front Door

Leading to

Entrance Hall

With tiled flooring, two radiators, coving, inset ceiling spotlights, walk in cupboard, built in airing cupboard, access to roof space, oak doors to

Lounge

20' 9" max x 16' (6.32m max x 4.88m)

Double glazed window to rear overlooking the garden and enjoying fantastic far reaching views of Exmoor National Park, double glazed sliding patio door to the rear garden, oak flooring, two radiators, coving, wall light points, wood burning stove set on tiled hearth, TV and satellite points, double oak glazed panelled doors leading to lobby area.

Lobby Area

With tiled flooring and oak doors to

Cloakroom

With double glazed porthole window to rear, low level WC, vanity wash hand basin with mixer tap and cupboard under, tiled flooring.

Utility

8' 6" max x 6' 11" (2.59m max x 2.11m)

Double glazed window to front, tiled flooring, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for freezer.

Kitchen/Dining Room

23' 6" max x 23' 1" max (7.16m max x 7.04m max)

A fantastic family kitchen/dining room enjoying a triple aspect with double glazed windows to front and side, stable door to side, double glazed sliding patio doors leading out to the rear garden and enjoying fantastic far reaching views towards the Exmoor National Park, double glazed Velux windows to rear, a range of fitted oak fronted base and wall units, granite worktop surfaces, inset stainless steel sink unit with mixer tap, a range style dual fuel cooker with stainless steel cooker hood over, fridge freezer, wine fridge, integrated bin cupboard, integrated dishwasher, centre island with one and half bowl stainless steel sink unit with mixer tap, breakfast bar, tiled flooring, concealed underlighting, wall light points, inset ceiling spotlights, telephone point, underfloor heating system.



view this property online fox-and-sons.co.uk/Property/MIH107240



Study

8' 7" max x 7' 10" max (2.62m max x 2.39m max)

Double glazed window to front, radiator, fitted carpet, coving.

Bedroom One

19' 9" x 12' 11" (6.02m x 3.94m)

A superb dual aspect master bedroom with double glazed sliding patio door to the rear garden with fitted shutters, oak flooring, two radiators, inset ceiling spotlights, double glazed sliding patio door to the balcony with fitted shutters - the balcony has glass/metal railings and enjoys views towards hills, electric underfloor heating, open plan to walk through wardrobe with oak flooring, hanging rails and shelving, inset ceiling spotlights, open plan leading to the ensuite.

Ensuite Bathroom

12' 9" x 10' 7" (3.89m x 3.23m)

A beautiful modern fitted ensuite bathroom comprising double glazed window to side with fitted shutters, radiator, oak flooring, vanity wash hand basin with mixer tap and drawers under, freestanding bath with mixer tap and shower unit, large walk in shower cubicle, heated towel rail, inset ceiling spotlights, ceramic wall tiles, extractor unit, frosted glazed door leading to separate WC comprising fitted bidet, low level WC, extractor unit, oak flooring, cupboards, light tunnel.

Bedroom Two

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to side, fitted carpet, coving, radiator.

Bedroom Three

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to front, fitted carpet, radiator, built in wardrobe, coving.

Bathroom

11' 3" max x 8' 4" max (3.43m max x 2.54m max)

Double glazed windows to front, a modern fitted suite comprising vanity wash hand basin with mixer tap and cupboards/drawers under, roll top bath with mixer tap, low level WC, large walk in shower cubicle, radiator, heated towel rail, part tiled surrounds, tiled flooring, inset ceiling spotlights, extractor unit.

Outside

The property is approached via a tarmac driveway with flower and shrub beds sweeping around the side of the property and leading to a large courtyard area offering ample off road parking for several vehicles and providing access to detached double garage and gardens.

To the front of the property is a raised lawned area with various fruit trees and bordered by fencing which sweeps around the rear of the garage with a further lawn area, mature trees, vegetable and soft fruit plots, log store, bordered by walling. To the side of the bungalow is a raised lawned area with flower and shrub beds, mature trees, pathway leading to the rear garden. Immediately off the rear of the bungalow is a large paved patio ideal for alfresco dining whilst enjoying fantastic views towards the Exmoor National Park with path and steps leading to a large level lawned garden with flower and shrub beds, large timber garden shed, the garden is bordered by fencing and hedging.

Garage

18' 1" x 16' 4" (5.51m x 4.98m)

With electric up and over door, double glazed personal door to side, light and power, overhead storage area access from external door to rear of the garage.

Garden Shed

19' 3" x 10' 9" (5.87m x 3.28m)

With light and power, double doors to side, windows to front and side.

Location

Set in the lovely coastal area of Blue Anchor where the beach, coastline and West Somerset Steam Railway are notable attractions. Blue Anchor itself has a public house, the popular drift wood cafe and is approximately 6 miles distant from the premier resort of Minehead, which is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor National Park and the sea. Minehead 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. Taunton the County town is approximately 18 miles away with main line train station and access to the motorway network.

welcome to

Tolman Drive, Wood Lane, Blue Anchor

- Sought-After Hamlet of Blue Anchor
- Individual Detached Bungalow - Three Bedrooms
- Fantastic Far Reaching Countryside Views
- Gas Central Heating - Double Glazing
- Large Surrounding Gardens - Detached Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£685,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107240



Property Ref:
MIH107240 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk