



**Parks Lane, MINEHEAD, TA24 8BX**

**welcome to**

**Engadina, Parks Lane, MINEHEAD**

An attractive and well-presented residence set along the sought-after Parks Lane area. Offering generous accommodation, attractive gardens, and excellent access to both the town centre and the scenic foothills of Exmoor, this is a home perfectly suited to those seeking comfort and a quality location



### Double Glazed Front Door

Leading to

### Entrance Porch

With fitted carpet, cloaks hanging space, inner double glazed door leading to

### Entrance Hall

With built in airing cupboard, infrared wall mounted heater, laminate flooring, inset ceiling spotlights, access to roof space, infrared ceiling heaters, open plan to kitchen/dining room, doors to

### Lounge

16' 4" x 11' 4" max ( 4.98m x 3.45m max )  
Double glazed windows to front enjoying fantastic views over Minehead and surrounding countryside and side, fitted carpet, infrared ceiling heater, range of fitted unit incorporating cupboards, fitted shelving, inset log burner on slate hearth, wall light points, door to

### Bedroom Three

11' 4" x 9' 5" ( 3.45m x 2.87m )  
Double glazed window to side, fitted carpet, infrared ceiling heater, wall light points.

### Kitchen/ Dining Room

19' 8" max x 13' 9" ( 5.99m max x 4.19m )  
Double glazed window to front and double glazed sliding patio door to front leading out on to the garden, laminate flooring, three infrared ceiling heaters, a range of fitted grey coloured base and wall units with silestone worktop surfaces, inset one and one half bowl sink unit, integrated double oven, inset induction hob with cooker hood over, integrated dishwasher, silestone splashbacks, space for fridge freezer, inset ceiling spotlights, open plan to entrance hall.

### Utility Room

7' 10" x 5' 4" ( 2.39m x 1.63m )  
Double glazed window to rear, a range of fitted base and wall units with worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, inset ceiling spotlights, laminate flooring, double glazed door to rear entrance.

### Rear Entrance Porch

With tiled flooring, double glazed door to rear garden.

### Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with mixer tap/shower attachment over, fitted shower screen, Aqua panelling, low level WC, vanity wash hand basin with cupboard under, infrared heated mirror, inset ceiling spotlights, infrared ceiling heater, vinyl flooring, built in cupboard.

### Shower Room

Double glazed window to rear, a modern fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, infrared heated mirrors, vinyl flooring, inset ceiling spotlights, extractor unit, infrared ceiling heater.

### Bedroom One

13' 8" max x 11' 4" max ( 4.17m max x 3.45m max )  
Double glazed windows to front enjoying fantastic views over Minehead and surrounding countryside and double glazed window to side, fitted carpet, wall light points, infrared ceiling heater, fitted wardrobes.

### Bedroom Two

11' 4" x 10' 5" ( 3.45m x 3.17m )  
Double glazed window to side, fitted carpet, infrared ceiling heater, wall light points, full wall length wardrobes.

### Outside

The gardens are a standout feature, manageable and thoughtfully arranged with attractive lawns, blocked paved patio to the front garden, established shrubs and inviting areas for seating or for alfresco dining making the gardens ideal for relaxation or hosting, the outdoor spaces complement the home perfectly.

The property benefits from a driveway providing off road parking and access to the detached garage/workshop.

### Garage

14' 8" x 11' 3" ( 4.47m x 3.43m )  
With up & over door, light and power, double glazed window, double glazed door.



welcome to

## Engadina, Parks Lane, MINEHEAD

- Conveniently Positioned to the Town Centre
- Elevated Position Enjoying Fantastic Views
- Detached Bungalow - Beautifully Presented Accommodation
- Three Bedrooms - Infrared Heating - Solar Panels
- Level Landscaped Gardens - Off Road Parking & Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: E

**£445,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107561 - 0007

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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