



The Parks, Minehead, TA24 8BT

welcome to

28 The Parks, Minehead

Situated on the outskirts of Minehead town centre within the popular 'The Parks' area is this well presented Georgian Grade II Listed town house boasting spacious & versatile accommodation throughout with a wealth of period features. The property enjoys off road parking & gardens.



Period Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, door to rear entrance porch, staircase rising to first floor landing, door and staircase leading to the basement, doors to

Bathroom

A fitted suite comprising panelled bath with Victorian style mixer tap/shower attachment over, low level WC, pedestal wash hand basin, radiator, picture rail, extractor unit.

Drawing Room

15' 9" max x 15' 2" max (4.80m max x 4.62m max)
Sash window to the front with window shutters, exposed floorboards, picture rail, radiator, period fireplace with decorative surrounds and slate tiled hearth, fitted bookshelves.

Dining Room

15' 10" max x 13' 7" (4.83m max x 4.14m)
Sash window to the front with window shutters, exposed floorboards, two radiators, period fireplace with built in cupboards, picture rail, telephone point.

Study/ Bedroom

13' 4" x 8' 1" (4.06m x 2.46m)
Window to the rear with window shutters, exposed floorboards, picture rail, wash hand basin, built in cupboards.

Kitchen

13' 3" x 9' 11" (4.04m x 3.02m)
Window to the rear, a range of fitted base and wall units, granite worktop surfaces, inset sink unit with mixer taps, integrated dishwasher, integrated fridge freezer, gas fired Rayburn serving central heating/hot water systems and cooking, integrated electric oven and inset two ring electric hob, integrated microwave, exposed floorboards.

Rear Entrance Porch

Stable door to the rear, windows to the side and rear, tiled flooring, storage area, door to entrance hall.

First Floor Landing

Window to the rear on stairwell, fitted carpet, radiator, staircase rising to second floor landing, doors to

Bedroom/ Living Room

19' 7" max x 14' 11" (5.97m max x 4.55m)
(Currently being used as a Living Room) Sash window to the front enjoying views over Minehead, exposed floorboards, period fireplace set in decorative surrounds and slate tiled hearth, radiator, picture rail.

Bedroom

15' 4" max x 14' 11" (4.67m max x 4.55m)
Sash window to the front, radiator, fitted carpet, period fireplace with slate tiled hearth, picture rail.

Bedroom

Sash window to the rear, fitted carpet, period fireplace with slate hearth, radiator, built in cupboard.

Bathroom

12' 11" x 10' (3.94m x 3.05m)
Sash window to the rear, exposed floorboards, period fireplace with slate hearth, built in cupboard, built in airing cupboard housing hot water cylinder/shelving and a gas fired boiler, a fitted suite comprising panelled bath, wash hand basin, shower cubicle, radiator.

Second Floor Landing

Skylight window to the rear, radiator, fitted carpet, doors to

Bedroom

19' 7" max x 18' 9" max (5.97m max x 5.71m max)
Window to the front with lovely views over Minehead, skylight window to the rear, exposed floorboards, radiator, doors to eaves storage.

Bedroom

19' 11" max x 16' 2" max (6.07m max x 4.93m max)
Window to the front with lovely views over Minehead, exposed floorboards, radiator, skylight window to the rear, doors to eaves storage.

Basement

Inner hall with tiled flooring, doors to

Lounge

19' 8" Max x 15' (5.99m Max x 4.57m)
Window to the front, tiled flooring, radiator, recessed bricked fireplace with inset log burner and bricked hearth.

Kitchen/ Breakfast Room

15' 6" max x 14' 7" max (4.72m max x 4.45m max)
Window to the rear, tiled flooring, fitted base unit with inset sink unit with mixer tap, worktop surface, space and plumbing for washing machine, stable door to the rear garden.

Bedroom

15' 4" max x 15' (4.67m max x 4.57m)
Window to the front, fitted carpet, period fireplace, night storage heater, built in cupboards.

Studio

13' 4" x 11' 4" (4.06m x 3.45m)
Window to the rear, two radiators, built in cupboard.

Bathroom

A fitted suite comprising pedestal wash hand basin, roll top bath with Victorian style mixer tap/shower attachment over, low level WC, tiled flooring.

Outside

To the front is a gravelled garden with low walled boundary to front, pathway leading to the front door.

To the rear is an enclosed low maintenance walled courtyard garden comprising traditional block paving, low maintenance well stocked borders, immediately to the rear of the Basement kitchen is a store room and storage area with steps leading up to the garden. steps lead to the driveway with rails and double sliding gates giving access to Parks Lane.



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welcome to

28 The Parks, Minehead

- Walking Distance of Minehead Town Centre
- Georgian Grade II Listed Town House
- Six Bedrooms - Period Features
- Gas Central Heating - Basement Accommodation
- Front & Rear Gardens - Off Road Parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

£570,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107169 - 0005

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