



**Paganel Road, Minehead, TA24 5HQ**

**welcome to**

**84 Paganel Road, Minehead**

A well presented two bedroom detached bungalow with fine far reaching views towards North Hill benefiting from double glazing, pretty enclosed gardens and an oversize single garage with driveway parking - no onwards chain complications.



### Entrance

With courtesy light point and double glazed door giving access to;

### Entrance Hall

An L-shaped entrance hall with access to loft space, storage heater, shelved storage cupboard with replacement fusebox, airing cupboard with replacement water tank and shelving, coving, doors to;

### Sitting/Dining Room

16' 5" x 11' 4" ( 5.00m x 3.45m )

Enjoying a dual aspect with double glazed window to front overlooking front garden and double glazed window to side, television aerial point, storage heater, coving.

### Kitchen

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to front and double glazed door to side, fitted with a good range of wall and base level cupboards providing an excellent array of storage, ample worksurfaces with inset single drainer stainless steel sink unit, breakfast bar, space for slot in cooker with hood above, plumbing and space for washing machine and space for fridge/freezer, tiled splashbacks, vinyl flooring, recessed downlighters, storage heater.

### Bedroom One

12' 4" x 9' 2" ( 3.76m x 2.79m )

Double glazed window to rear with views over the rear garden and towards North Hill, beautifully fitted with a range of bedroom furniture including double and triple wardrobes, bedside cabinets, drawers and two further single wardrobes, storage heater, coving.

### Bedroom Two

12' 4" x 10' 5" ( 3.76m x 3.17m )

Double glazed window to rear with views over the rear garden towards North Hill, storage heater, coving.

### Shower Room

Double glazed window to side, fully tiled shower cubicle with glazed enclosure and Mira shower, low level w.c. and pedestal wash hand basin, fully tiled walls, tiled floor, electric heated towel rail, extractor fan.

### Cloakroom

Double glazed window to side, low level w.c., wall mounted wash hand basin with tiled splashback,

### Front Garden

An open plan front garden with area of lawn bordered by well stock flower and shrub beds, gated access to both sides of the bungalow leading to;

### Rear Garden

The rear garden is an attractive feature of the bungalow and enjoys fine far reaching views towards North Hill, area of lawn with very well stocked flower beds and borders, pergola with sitting area, further patio area, steps to low maintenance gravel area with gated access to driveway and West Street.

### Garage

18' 5" x 10' 9" ( 5.61m x 3.28m )

An oversize single garage with metal up and over door to front, double glazed window and door giving access to rear garden, to the front of the garage there is a driveway affording off street parking approached from West Street.

### Council Tax Band C



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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## 84 Paganel Road, Minehead

- Well Presented Detached Bungalow
- Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Shower Room
- Cloakroom - Double Glazing - Fine Views
- Enclosed Rear Garden - Garage & Driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

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