



Poundfield Road, Minehead, TA24 5EP

fox & sons

welcome to

22 Poundfield Road, Minehead

A spacious four bedroom semi-detached period home positioned within one of Minehead's popular residential areas, located on the outskirts of the town centre. This well presented property offers the perfect blend of character, comfort, and convenience. Viewing is advised!



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed window to front, telephone point, radiator, exposed floorboards, built in understairs cupboard, staircase rising to first floor landing, doors to

Lounge

14' 4" max x 13' 2" max (4.37m max x 4.01m max)

Double glazed bay window to front, exposed floorboards, radiator, picture rail, fireplace with inset log burner.

Dining Room

23' 6" max x 10' max (7.16m max x 3.05m max)

Double glazed window and double glazed patio door to the rear garden, part laminate flooring and part exposed floorboards, two radiators, picture rail.

Kitchen/ Breakfast Room

13' 11" x 9' (4.24m x 2.74m)

Double glazed window to rear and double glazed door to side, a range of fitted base and wall units with worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated oven and inset gas hob with cooker hood over, space and plumbing for washing machine, space for undercounter fridge freezer, wall mounted gas fired boiler, tiled splashbacks, radiator, vinyl flooring.

First Floor Landing

With exposed floorboards, access to roof space, built in cupboard, doors to

Bedroom One

11' 8" x 10' 10" max (3.56m x 3.30m max)

Double glazed window to front, exposed floorboards, built in wardrobes, radiator, picture rail, period fireplace.

Bedroom Two

11' 6" x 10' max (3.51m x 3.05m max)

Double glazed window to rear, radiator, exposed floorboards, picture rail, built in wardrobe.

Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to rear, exposed floorboards, radiator.

Bedroom Four

7' 4" x 6' 10" (2.24m x 2.08m)

Double glazed window to front, exposed floorboards, picture rail, radiator.

Bathroom

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

Outside

The property is approached via a pedestrian gate providing access to the small front garden comprising gravel area & shrubs, gate and pathway to the side gives access to the rear garden.

To the rear is a good size enclosed garden which comprises patio area, laid to lawn, garden shed to the rear of the garden. The garden is bordered by fencing.

Agent's Note

The vendors have installed a new Baxi 430 combi 2.1 boiler in April 2025 which comes with the benefit of the remainder of the 5 year warranty.

A new consumer unit was fitted in June 2025 and the vendors have an up to date electrical installation condition report.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



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welcome to

22 Poundfield Road, Minehead

- Outskirts of Minehead Town Centre
- Semi-Detached Home - Four Bedrooms
- Two Reception Rooms - Gas Central Heating
- Kitchen/Breakfast Room - Double Glazing
- Enclosed Good Size Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£265,000



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Property Ref:
MIH107403 - 0004

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Please note the marker reflects the postcode not the actual property



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