



Woodcombe, Minehead, TA24 8SA

fox & sons

welcome to

Chimneys, Woodcombe, Minehead

Constructed in the 1920's is this impressive individual well presented four bedroom detached family residence boasting charm & character throughout, occupying an elevated position enjoying lovely views towards surrounding countryside & superb landscaped gardens. Viewing is a must!



Period Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, leaded light window to front, staircase rising to first floor landing, doors to

Lounge/ Dining Room

26' 3" including bay x 13' 10" including bay (8.00m including bay x 4.22m including bay)

A superb room with leaded light bay window to front, leaded light window to rear, two radiators, exposed floorboards, bricked fireplace with duel faced log burner, exposed beams, double doors to

Conservatory

With leaded light windows to front, side and rear, tiled flooring, log burner, leaded light double doors to the garden, radiator.

Office

12' 1" x 9' 10" (3.68m x 3.00m)

With leaded light window to rear, exposed floorboards, radiator.

Kitchen/ Breakfast Room

12' 11" max x 12' 9" max (3.94m max x 3.89m max)

With leaded light window to front, exposed beams, a range of fitted cream coloured base and wall units, worktop surfaces, inset one and a half bowl sink unit, integrated dishwasher, Falcon range cooker (duel fuel electric/gas), tiled splashbacks, radiator, exposed floorboards, door to

Utility Room

14' max x 9' 11" max (4.27m max x 3.02m max)

With leaded light window to side, door to side, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for fridge freezer, tiled splashbacks, vinyl flooring, built in shelving, built in understairs cupboard, door to

Boiler Room

Window to rear, wall mounted Baxi gas fired boiler, worktop surfaces, base and wall units, space and plumbing for washing machine, vinyl flooring, sliding door to

Separate W.C.

With leaded light window to side, door to garden, low level WC, vanity wash hand basin, vinyl flooring.

First Floor Landing

With leaded light bay window to side with views towards the countryside in the distance, fitted carpet, radiator, access to roof space, doors to

Bedroom One

14' 1" max x 14' max (4.29m max x 4.27m max)

With leaded light bay window to front, leaded light window to side, radiator, fitted carpet, fitted wardrobes, exposed beam.

Bedroom Two

13' 11" max x 13' 11" max (4.24m max x 4.24m max)

With leaded light windows to side and rear, fitted carpet, radiator, period fireplace, built in wardrobe, archway to

Dressing Room/ Shower Room

With leaded light window to rear, inset ceiling spotlights, shower cubicle, pedestal wash hand basin, part fitted carpet, part tiled flooring, low level WC, part tiled surrounds, radiator, extractor unit, connecting door to first floor landing.

Bedroom Three

12' 11" x 8' 5" (3.94m x 2.57m)

With leaded light window to front, fitted carpet, radiator, fitted cupboards.

Bedroom Four

9' 2" x 8' 5" (2.79m x 2.57m)

With leaded light window to front, fitted carpet, radiator.

Bathroom

With leaded light windows to rear and side, a fitted suite comprising vanity wash hand basin, low level WC, Jacuzzi bath, shower cubicle, built in airing cupboard, fitted carpet, part tiled surrounds, radiator.

Outside

The property is approached via a shared blocked paved driveway leading to the property where off road parking can be found. There is a detached garage at the bottom of the shared driveway belonging to the property.

From the driveway a pedestrian gate gives access to the front garden with steps leading to a large paved veranda with stone walling, access to sides of property, access to the front door.

The front garden comprises a large level lawned garden with well stocked flower and shrub beds, mature trees and hedging, path leads to Bratton Lane. To the rear is a tiered garden comprising blocked paved patio with stone walling, steps lead up to a large raised paved patio with fish pond incorporating waterfall, outside lights, various shrubs and trees, laid to lawn, flower beds.

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.

Council Tax Band

G



view this property online fox-and-sons.co.uk/Property/MIH107254



welcome to

Chimneys, Woodcombe, Minehead

- Sought After Area of Woodcombe
- Impressive Individual Detached Family Residence
- Four Bedrooms - Three Reception Rooms - Kitchen
- Gas Central Heating - Surrounding Landscaped Gardens
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: G

£632,500



view this property online fox-and-sons.co.uk/Property/MIH107254

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.



Property Ref:
MIH107254 - 0004



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk