



**Staunton Road, Minehead, TA24 6DX**

**welcome to**

**1a Staunton Road, Minehead**

A beautifully presented individual spacious detached family home situated within a sought after residential area conveniently positioned to local amenities & schooling. The property benefits from gas central heating, double glazing, three double bedrooms, level gardens, garage & parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Hall**

With fitted carpet, radiator, ceiling coving, staircase rising to first floor landing, doors to

### **Lounge**

23' 6" max x 11' 9" max ( 7.16m max x 3.58m max )

A dual aspect room with double glazed bay window to the front and double glazed sliding patio doors to the rear garden, fitted carpet, ceiling coving, two radiators, fireplace with gas fire set in decorative surrounds.

### **Dining Room**

11' 10" x 9' 6" ( 3.61m x 2.90m )

Double glazed window to the front, fitted carpet, radiator, wall light points, ceiling coving, door to kitchen.

### **Kitchen/ Breakfast Room**

13' 8" max x 10' 6" max ( 4.17m max x 3.20m max )

Double glazed window to the rear, a range of fitted white base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space for fridge freezer, space and plumbing for dishwasher, space for cooker with cooker hood over, breakfast bar, radiator, tiled splashback, vinyl flooring, doors to

### **Utility Room**

Double glazed window to the rear, fitted base units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, vinyl flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems, door to garage and door to

### **Separate W.C.**

With low level WC, wash hand basin, radiator, extractor unit, vinyl flooring, window to the side.

### **First Floor Landing**

A spacious first floor landing with double glazed window to the rear, fitted carpet, radiator, ceiling coving, access to the roof space, built in airing cupboard with hot water tank and shelving, doors to

### **Bedroom One**

16' 3" max x 13' 6" max ( 4.95m max x 4.11m max )

Double glazed windows to the front, fitted carpet, radiator, built in wardrobes.

### **Bedroom Two**

13' 6" max x 9' 10" ( 4.11m max x 3.00m )

Double glazed window to the front, radiator, fitted carpet, built in wardrobes.

### **Bedroom Three**

12' 11" x 10' 3" ( 3.94m x 3.12m )

Double glazed window to the rear, fitted carpet, radiator.

### **Bathroom**

Double glazed window to the rear, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, panelled bath, heated towel rail, part tiled surrounds, shaver light/point, extractor unit, vinyl flooring, radiator.

### **Outside**

The property is approached over a brick paved driveway with access to the garage and a covered storm porch giving access to the front door.

The front garden is mainly laid to lawn with raised beds and mature trees and shrubs. Gate to the side with a gravel pathway giving access to the enclosed rear garden.

The rear garden comprises laid to lawn with mature flower and shrub beds, a timber tool shed and a patio area making an idea area for alfresco dining and entertaining.

### **Integral Garage**

20' 7" x 10' 9" ( 6.27m x 3.28m )

With powered up and over door, window to the side, access to the roof space, window to the rear, door to the garden.

### **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**

E



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welcome to

## 1a Staunton Road, Minehead

- Spacious Detached Family Home
- Two Reception Rooms - Three Bedrooms
- Gas Central Heating - Double Glazing
- Integral Garage & Ample Off Road Parking
- Level Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £380,000



Please note the marker reflects the postcode not the actual property

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