



Park Lane, Carhampton, Minehead, TA24 6NL

welcome to

Brookside, Park Lane, Carhampton

An attractive detached village family residence occupying a peaceful position within the highly sought-after West Somerset village of Carhampton, offering generous living accommodation, mature gardens, driveway parking and detached double garage. Internal inspection is a must!



Double Doors

Leading to

Entrance Porch

With tiled flooring, double glazed windows to sides, light, inner door to

Entrance Hall

Double glazed window to front, attractive parquet flooring, radiator, coving, staircase rising to the first floor landing with understairs cupboard, telephone point, double glazed door to side, doors to

Shower Room

Double glazed window to front, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled surrounds, tiled flooring, heated towel rail.

Lounge

15' 3" max x 18' 10" max (4.65m max x 5.74m max)
A triple aspect room with double glazed windows to front and rear, double glazed bay window to side, fitted carpet, two radiators, coving, wall light points, open fire set in bricked surrounds with timber mantle over, open plan to dining room.

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)
Double glazed sliding patio doors opening onto patio and rear garden beyond, wall light points, radiator, coving, return door to entrance hall.

Kitchen

11' 8" x 9' 11" (3.56m x 3.02m)
Double glazed window to rear, a range of cream coloured base and wall units, worktop surfaces, inset one and one half bowl sink unit with mixer tap, integrated dishwasher, Grant oil fired boiler, space and plumbing for washing machine, integrated fridge freezer, space for cooker with cooker hood over, tiled splashbacks, coving, inset ceiling spotlights, tiled flooring.

First Floor Landing

Double glazed window to front, fitted carpet, coving, built in storage cupboard with shelving, built in airing cupboard. doors to

Bedroom One

18' 10" x 12' 4" max (5.74m x 3.76m max)
A triple aspect room with double glazed windows to front, side and rear with views towards local countryside in the distance, two radiators, fitted carpet, coving, two built in wardrobes.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)
Double glazed window to rear, fitted carpet, radiator, coving.

Bedroom Three

10' 11" x 9' 10" (3.33m x 3.00m)
Double glazed window to rear, fitted carpet, coving, radiator.

Bathroom

Double glazed window to front, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, low level WC, pedestal wash hand basin, part tiled surrounds, coving, radiator, inset ceiling spotlights, tiled flooring.

Outside

To the front of the property is a laid to lawn garden with flower and shrub beds, trees, gravel bed and pathway leading to the side of the property leading to the garage and tarmac driveway offering off road parking. Between the rear of the house and the garage a pedestrian gate gives access to the rear garden.

To the rear is an enclosed garden comprising paved patio ideal for alfresco dining, laid to lawn, gravel beds, outside water tap, flower and shrub beds, Wisteria. To the side of the property there is laid to lawn with shrub border, there is a stream that borders the garden to the side, the oil tank is located to the other side of the garage.

Detached Double Garage

18' 3" x 18' 2" (5.56m x 5.54m)
With up and over door, window to rear, door to side, light and power, overhead storage.

Location

Carhampton is an attractive village close to the Exmoor National Park with a Church and a public house. There are lovely walks from the village, over the Deer Park to Dunster and through farmland to the Beach. The village is only 4.4 miles from Minehead with its schools, shops and other amenities together with its West Somerset Steam Railway station and only 21 miles from Taunton, the county town of Somerset, with its motorway and main railway line links.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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welcome to

Brookside, Park Lane, Carhampton

- Detached Family Home in a Highly Desirable Village Location
- Bright and Spacious Accommodation Throughout
- Established Wrap-around Gardens
- Oil-fired Central Heating and Double Glazing
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107266 - 0004

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 fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk