



**Tythings Mews, Tythings Court, Minehead, TA24 5ND**

welcome to

## 2 Tythings Mews, Tythings Court, Minehead

Situated within a tucked away position on the edge of Minehead town centre is this well presented modern semi-detached three bedroom family home. The property enjoys a superb family kitchen/dining room, enclosed rear garden & off street parking. Viewing is a must!



## Double Glazed Front Door

Leading to

## Entrance Hall

With fitted carpet, staircase rising to first floor landing, doors to

## Cloakroom

With low level WC, vanity wash hand basin, laminate flooring, extractor unit.

## Lounge

13' 1" x 12' 8" ( 3.99m x 3.86m )

Double glazed window to front, fitted carpet, door to

## Family Kitchen/ Dining Room

19' 6" x 12' 6" ( 5.94m x 3.81m )

Double glazed window to rear, double glazed patio doors leading to the rear garden, a range of modern fitted cream coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer taps, breakfast bar, integrated double oven, inset five ring electric hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for fridge freezer, vinyl flooring, built in cupboard housing Vaillant gas fired boiler serving the domestic hot water and central heating systems, large built in cupboard housing space and plumbing for washing machine and tumble dryer, vinyl flooring and light.

## First Floor Landing

With fitted carpet, access to roof space, built in cupboard, radiator, doors to

## Bedroom One

16' 4" max x 9' 10" max ( 4.98m max x 3.00m max )

Double glazed window to front, radiator, fitted carpet, door to

## Ensuite Shower Room

Double glazed window to front, a fitted modern suite comprising walk in shower, vanity wash hand basin with cupboard under, low level WC, radiator, extractor unit, laminate flooring.

## Bedroom Two

10' 4" x 9' 10" ( 3.15m x 3.00m )

Double glazed window to rear, fitted carpet, radiator.

## Bedroom Three

9' 10" x 8' 9" ( 3.00m x 2.67m )

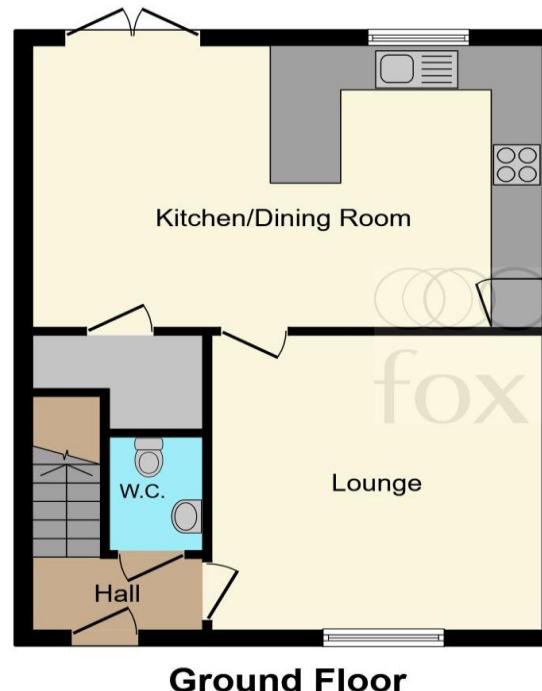
Double glazed window to rear, fitted carpet, radiator.

## Bathroom

Double glazed window to side, a modern fitted suite comprising panelled bath with mixer taps and shower attachment over, fitted shower screen, low level WC, pedestal wash hand basin, shaver point, heated towel rail, extractor unit, part tiled surrounds, vinyl flooring.

## Outside

The property is approached via a sloping pathway leading to the front door. To the side there is a gravelled area with space for a shed. The enclosed level rear garden comprises patio area ideal for alfresco dining, laid to lawn, flower and shrub beds, office/hobbies room with insulation, power and light. To the rear of the garden there is a pathway and pedestrian gate giving access to off street parking area.



## 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

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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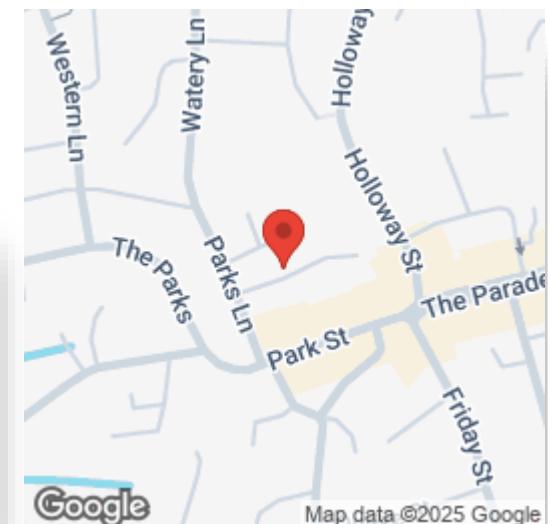
## 2 Tythings Mews, Tythings Court, Minehead

- Tucked Away Position - Edge of Minehead Town Centre
- Semi-Detached Family Home
- Three Bedroom - Lounge - Cloakroom
- Family Kitchen/Dining Room - Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£310,000**



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