



**Burgundy Road, Minehead, TA24 5QJ**

**welcome to**

**St Elmo Heights, Burgundy Road, Minehead**

Occupying an elevated and enviable position within the sought-after North Hill area overlooking Minehead is this detached residence offering a combination of spacious & light accommodation. The elevated aspect enhances the feeling of openness and provides fantastic far reaching views.



### **Canopy Entrance Porch**

With front door leading to

### **Entrance Hall**

9' 4" x 9' 1" ( 2.84m x 2.77m )

With wooden flooring, radiator, wall light points, built in understairs coat cupboard, staircase rising to first floor landing, doors to

### **Cloakroom**

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

### **Dining Room**

12' 2" x 10' 4" ( 3.71m x 3.15m )

Double glazed windows to front and side, wooden flooring, radiator.

### **Kitchen/Breakfast Room**

27' 2" max x 14' 3" max ( 8.28m max x 4.34m max )

Double glazed window to front and double glazed sliding patio door to front leading to a decked veranda, a range of fitted base and wall units, tiled worktop surfaces and laminate worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for tumble dryer, space and plumbing for washing machine, rangemaster 110 cooker, tiled splashbacks, part exposed bricked walls, tiled flooring, centre island with cupboards, two larder cupboards with shelving, radiator, built in bookcase and built in broom cupboard.

### **First Floor Landing**

With fitted carpet, wall light points, staircase rising to second floor landing, built in understairs cupboard, doors to

### **Study**

12' 4" max x 9' 10" ( 3.76m max x 3.00m )

Double glazed window to rear, exposed floorboards, wall to ceiling fitted book shelf, radiator, door to rear entrance lobby.

### **Rear Entrance Lobby**

With door to the rear garden, exposed floorboards, built in cupboard housing gas fired boiler serving the domestic hot water and central heating systems, door to

### **Cloakroom**

Double glazed window to rear, pedestal wash hand basin, low level WC.

### **L Shaped Lounge**

29' 4" max x 20' 9" max ( 8.94m max x 6.32m max )

Double glazed windows to front enjoying fantastic far reaching sea views, exposed floorboards, part exposed brick wall, wall light points, two radiator, TV point, fibre point, bricked fireplace with timber beam and inset gas fire stove set on tiled hearth, brick archway with metal double gates leading to

### **Snug/Reading Room**

12' 3" x 10' 1" ( 3.73m x 3.07m )

Double glazed sliding patio door to side, exposed floorboards, wall light points, radiator.

### **Second Floor Landing**

With double glazed window to side on half landing, fitted carpet, access to roof space, wall light points, fitted airing cupboard with hot water cylinder, doors to

### **Bedroom One**

13' 3" x 12' 4" ( 4.04m x 3.76m )

Double glazed window to front enjoying spectacular far reaching sea views, exposed floorboards, radiator, wall light points, full wall length wardrobes, door to

### **Ensuite Bathroom**

With double glazed window to side, a fitted suite comprising low level WC, panelled bath with Victorian style mixer tap and shower attachment over, pedestal wash hand basin, part tiled surrounds, radiator, exposed floorboards.

### **Bedroom Two**

14' 10" x 11' 11" ( 4.52m x 3.63m )

Double glazed windows to front enjoying splendid far reaching sea views and double glazed window to side, exposed floorboards, radiator, vanity wash hand basin with cupboard under.

### **Bedroom Three**

12' 4" x 10' 2" ( 3.76m x 3.10m )

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

### **Ensuite Shower Room**

Double glazed window to rear, a fitted suite comprising low level WC, shower cubicle, vanity wash hand basin with cupboard under, wall mounted electric heater, part tiled surrounds, fitted cupboard, extractor unit.

### **Bedroom Four**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to side, fitted carpet, radiator.

### **Shower Room**

With double glazed window to rear, a fitted suite comprising shower cubicle, low level WC, heated towel rail, vanity wash hand basin with cupboard under, part tiled surrounds, tiled flooring, extractor unit.

### **Outside**

The property enjoys a gated blocked paved driveway with access to garage and steps with metal railings leading to entrance porch and gardens. Pedestrian gate from entrance porch leads to a decked veranda with spectacular sea views, making an ideal area for alfresco dining with water tap and outside light, path and steps lead to a walled patio area with shrub beds to the side of the property. A blocked paved path leads to the rear of the property with double gates giving access to a courtyard area with flower and shrub beds bordered by stone walls, outside water tap, path leading down to front garden and steps leading to a gravelled patio area with stone wall and steps lead up to another gravelled area with posts and rails leading to a paved/gravelled area with flower and shrub beds, timber garden shed, steps then lead to a grassed walled area. Either side of the garage to the front of the property is an enclosed patio with path leading to entrance porch and a small grassed area with hedge boundary and cherry tree.

### **Garage**

16' 6" x 15' 11" ( 5.03m x 4.85m )

With electric roller door, light and power, window to side and personal door to front.



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## St Elmo Heights, Burgundy Road, Minehead

- Sought-After North Hill Location
- Well Presented Detached Family Residence
- Three Reception Rooms - Four Bedrooms
- Tiered Gardens with Many Level Area's - Garage & Off Road Parking
- Fantastic Far Reaching Views

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £650,000



Please note the marker reflects the postcode not the actual property

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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