



Heron Close, Minehead, TA24 6UL

welcome to

12 Heron Close, Minehead

Conveniently positioned for access to nearby amenities & schooling on the outskirts of Minehead is this beautifully presented detached two bedroom extended bungalow which benefits from double glazing, garden room, enclosed rear garden, garage & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, coving, access to roof space, built in airing cupboard, doors to

Lounge

17' 9" x 10' 2" (5.41m x 3.10m)

Double glazed window to rear, double glazed door to the garden room, laminate flooring, TV point, coving, radiator, wall light points, bricked fireplace with gas fire, door to

Kitchen

9' 7" x 7' 4" (2.92m x 2.24m)

Double glazed window to front, double glazed door to side, a range of base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for undercounter fridge, inset electric hob with stainless steel cooker hood over, integrated double oven, integrated dishwasher, tiled splashbacks, vinyl flooring.

Garden Room

11' 11" x 8' 7" (3.63m x 2.62m)

Double glazed window to rear, double glazed doors to rear garden, vinyl flooring, wall light points, radiator.

Bedroom One

13' 7" max x 10' 6" max (4.14m max x 3.20m max)

Double glazed window to rear, radiator, coving, built in cupboard with shelving.

Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to front, fitted carpet, fibre point, radiator, coving.

Wet Room

Double glazed window to front, a fitted suite comprising pedestal wash hand basin, low level WC, shower, part tiled surrounds, radiator, shaver point, extractor unit.

Outside

The property is approached via a tarmac driveway for two vehicles and providing access to the garage, pathway to side leading to the rear garden. To the side of the driveway is an area of laid to lawn, paved pathway leading to the side with gravel bed, outside water tap, low bricked boundary wall to the side.

To the rear of the property is an enclosed garden comprising paved patio, timber garden shed, laid to lawn, flower and shrub beds, small patio area to the side, door to garage, the garden is bordered by hedging and fencing.

Garage

20' 3" x 7' 9" (6.17m x 2.36m)

With roller door to front, double glazed door to rear garden, light and power.

Location

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance.

Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular bus service throughout the year, The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.



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

12 Heron Close, Minehead

- Conveniently Located - Pleasant Residential Area
- Extended Detached Bungalow
- Lounge - Kitchen - Garden Room
- Two Bedrooms - Gas Central Heating - Double Glazing
- Garage & Off Street Parking - Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107822 - 0002

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