



King George Road, Minehead, TA24 5JD

welcome to

23 King George Road, Minehead

Situated within a popular residential area of Minehead conveniently positioned for the schools & the town centre is this well presented 1930's three bedroom family home. The property enjoys a large rear garden whilst benefitting from gas central heating, double glazing & off road parking.



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed windows to front, radiator, fitted carpet, staircase rising to first floor landing, built in understairs cupboard, picture rail, doors to

Cloakroom

Double glazed window to side, low level WC, vanity wash hand basin with cupboard under, Aqua panelling.

Lounge/Dining Room

27' 5" max x 13' 5" max (8.36m max x 4.09m max)

Double glazed bay window to front, double glazed sliding patio doors to the rear garden, fitted carpet, picture rail, two radiators, electric fire in decorative surrounds.

Kitchen/Breakfast Room

20' 1" x 9' 10" max (6.12m x 3.00m max)

Double glazed windows to rear and side, double glazed patio doors to side, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel unit with mixer tap, inset gas hob with stainless steel cooker hood over, integrated oven, integrated microwave, built in fridge freezer, integrated dishwasher, integrated washing machine, wall mounted gas fired boiler in matching cupboard, tiled splashbacks, inset ceiling spotlights, access to roof space, breakfast bar, tiled effect laminate flooring, radiator.

First Floor Landing

Double glazed window to side, fitted carpet, picture rail, access to roof space, doors to

Bedroom One

12' 5" x 11' 11" max (3.78m x 3.63m max)

Double glazed window to front, fitted carpet, picture rail, radiator,

Bedroom Two

12' 5" x 11' 11" max (3.78m x 3.63m max)

Double glazed window to rear, fitted carpet, radiator, picture rail.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed windows to front and side, radiator, fitted carpet, picture rail.

Bathroom

Double glazed windows to side, a fitted suite comprising walk in shower cubicle, wash hand basin, panelled bath, low level WC, heated towel rail, tiled flooring, extractor unit, tiled surrounds, inset ceiling spotlights.

Outside

The property is approached via a driveway providing off road parking with access to the front door and gate to the side leading to the rear garden. There is a small gravelled garden with shrubs to the front.

To the rear is a large enclosed garden with a paved patio making an ideal area for alfresco dining, pathway leading to the rear of the garden, further paved patio area, laid to lawn area, flower and shrub beds and greenhouse. The garden is bordered by fencing.

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.



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welcome to

23 King George Road, Minehead

- 1930's Semi Detached Family Home
- Popular Residential Area
- Three Bedrooms - Lounge/Dining Room
- Gas Central Heating - Double Glazing
- Large Rear Garden - Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107636 - 0002

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