



Abbots Way, Minehead, TA24 8UF

welcome to

12 Abbots Way, Minehead

Situated within a popular modern residential cul-de-sac located on the outskirts of Minehead whilst enjoying fantastic views towards North Hill & surrounding countryside is this beautifully presented detached three bedroom bungalow offering spacious accommodation, gardens & double garage.



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed window to front, radiator, coving, fitted carpet, access to roof space, built in cloaks cupboard, built in airing cupboard, doors to

Lounge

21' 6" max x 17' 9" max (6.55m max x 5.41m max)
Double glazed window to front enjoying fantastic views towards North Hill and the surrounding countryside and double glazed sliding patio doors to rear garden, fitted carpet, fibre broadband point, coving, two radiators, fireplace with gas point.

Kitchen/ Breakfast Room

14' 11" x 11' 2" (4.55m x 3.40m)
Double glazed window to rear, double glazed door to rear garden, a fitted kitchen comprising cream coloured base and wall units, worktop surfaces, inset one and one half bowl sink unit with mixer tap, integrated double oven, inset induction hob with cooker hood over, tiled splashbacks, space and plumbing for dishwasher, space and plumbing for washing machine, integrated bin store, integrated fridge freezer, coving, vinyl flooring, inset ceiling spotlights, radiator, wall mounted gas fired boiler.

Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m)
Double glazed window to rear, fitted carpet, radiator, built in wardrobes, coving, door to

Ensuite Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, heated towel rail, extractor unit, part tiled surrounds, shaver point, vinyl flooring.

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)
Double glazed window to front enjoying fantastic views, fitted carpet, radiator, coving, built in wardrobe.

Bedroom Three

10' 2" max x 9' 10" max (3.10m max x 3.00m max)
Double glazed window to front enjoying fantastic views, fitted carpet, radiator, coving.

Bathroom

Double glazed window to side, a fitted suite comprising walk in shower cubicle with Aqua panelling, low level WC, vanity wash hand basin with cupboard under, extractor unit, shaver point, radiator, vinyl flooring, coving.

Outside

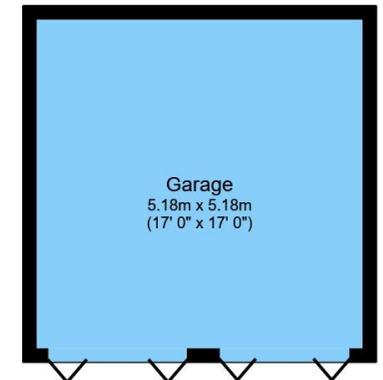
The property is approached by a tarmac driveway and a double garage with light and power. Beautifully landscaped gardens to the rear with steps up to a patio area, raised beds and a large lawned area enclosed by hedging and fencing with fantastic views over Minehead town and the surrounds countryside and sea.

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.



Floor Plan



Garage



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welcome to

12 Abbots Way, Minehead

- Popular Modern Residential Cul-de-sac
- Beautifully Presented Detached Bungalow
- Three Bedrooms - Ensuite & Bathroom
- Lounge/Dining Room - Fitted Kitchen
- Gas Central Heating - Double Glazing - Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107566 - 0004

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