



**Teal Road, Minehead, TA24 6UR**

**welcome to**

**1 Teal Road, Minehead**

Conveniently positioned for access to nearby amenities & schooling on the outskirts of Minehead is this beautifully presented end of terrace two bedroom bungalow which benefits from modern fitted kitchen & bathroom, double glazing, conservatory, enclosed rear garden & off street parking.



## Double Glazed Front Door

Leading to

## Entrance Hall

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

## Lounge/Dining Room

17' 6" max x 10' 10" max ( 5.33m max x 3.30m max )

With double glazed sliding doors to conservatory, vinyl flooring, two radiators, telephone point and TV point.

## Kitchen

8' 10" x 8' 10" ( 2.69m x 2.69m )

Double glazed window to front, a modern range of fitted base and wall units, worktop surfaces, inset one and one half bowl sink unit, inset five ring gas hob, integrated oven, space and plumbing for washing machine, double glazed door to side, tiled surrounds, inset ceiling spotlights, radiator, vinyl flooring.

## Bedroom One

11' 9" x 8' 9" ( 3.58m x 2.67m )

Double glazed window to rear, radiator, vinyl flooring, range of fitted wardrobes and cupboards.

## Bedroom Two

10' x 7' 2" ( 3.05m x 2.18m )

Double glazed window to front, radiator, vinyl flooring.

## Bathroom

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

## Outside

An open plan front garden with laid to lawn area and driveway affording off street parking, there is a gate to the side of the bungalow providing access to the rear garden.

To the rear is an enclosed garden which is mainly low maintenance comprising of paved patio area ideal for alfresco dining, gravelled area, timber garden shed, the garden is bordered by fencing.

## 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

## 1 Teal Road, Minehead

- Outskirts of Minehead
- End of Terrace Bungalow - Two Bedrooms
- Lounge - Conservatory - Kitchen
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107658 - 0002

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