



Higher Park, Minehead, TA24 8AP

welcome to

16 Higher Park, Minehead

Situated within a popular residential cul-de-sac on the outskirts of Minehead town centre which is located on stunning Exmoor coastline is this semi-detached well presented two bedroom bungalow benefitting from gas central heating, double glazing, garage & parking, well maintained garden.



Double Glazed Front Door

Leading to

Entrance Porch

With double glazed windows to side and front, inner double glazed front door leading to

Lounge

18' 10" x 13' 11" max (5.74m x 4.24m max)

Double glazed window to front, fitted carpet, TV point, radiator, fireplace with inset gas fire, door to

Inner Hall

Double glazed door to side, fitted carpet, access to roof space, doors to

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m)

Double glazed window to side, a range of cream coloured base and wall units, solid wood worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated oven, inset gas hob with stainless steel cooker hood over, tiled splashbacks, integrated dishwasher, fridge freezer, integrated microwave, radiator, wall mounted gas fired boiler, inset ceiling spotlights, laminate flooring.

Bedroom One

12' 10" max x 12' 5" max (3.91m max x 3.78m max)

Double glazed sliding patio door to conservatory, radiator, built in cupboard.

Conservatory

11' 3" x 6' 7" (3.43m x 2.01m)

Double glazed sliding window to rear, double glazed sliding patio door to the rear garden, wall light point, tiled flooring.

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)

Double glazed window to rear, radiator, fitted carpet.

Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with drawers under, tiled surrounds, heated towel rail, inset ceiling spotlights, extractor unit.

Garage

15' 9" x 8' 11" (4.80m x 2.72m)

With up & over door, light and power, consumer unit, gas and electric meters.



Outside

The property is approached via a driveway providing off street parking and access to the garage and bungalow. To the side of the driveway is a lawned area with flower and shrub beds. A pathway leads to the side of the property with gate giving access to the rear garden.

To the rear is an enclosed well maintained garden with a patio area immediately off the rear of the property with steps leading to a further paved patio with gravel area and timber garden shed ideal for alfresco dining, steps lead to the rear of the garden with areas of lawn, flower and shrub beds, there is a pear tree, a further raised patio area to the rear of the garden enjoying views towards surrounding countryside. The garden is bordered by fencing.

Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.

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

16 Higher Park, Minehead

- Exmoor Coastline Town of Minehead
- Popular Residential Cul-de-sac
- Well Presented Semi-Detached Bungalow
- Two Bedrooms - Conservatory
- Garage & Parking - Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107860 - 0003

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