



**Summerland Road, Minehead, TA24 5BS**

**welcome to**

**28 Summerland Road, Minehead**

Ideally situated close to the the town centre & its amenities is this Victorian mid terrace three bedroom well presented home benefitting from lounge/dining room, kitchen, bathroom, gas central heating, rear courtyard & off street parking. NO ONWARD CHAIN



### Front Door

Leading to entrance lobby with inner door to

### Entrance Hall

With fitted carpet, radiator, built in understairs cupboard, staircase rising to first floor landing, doors to

### Dining Room

11' 6" x 8' 11" max ( 3.51m x 2.72m max )  
Window to rear, radiator, fitted carpet, archway to lounge.

### Lounge

12' max x 11' + Bay ( 3.66m max x 3.35m + Bay )  
With bay window to front, fitted carpet, wall mounted gas fire, radiator.

### Kitchen

11' 4" x 7' 11" ( 3.45m x 2.41m )  
Windows to side, a range of fitted base and wall units, worktop surfaces, stainless steel sink unit, space for cooker, tiled splashbacks, space for fridge freezer, radiator, vinyl flooring, open doorway to

### Utility Area

Door to rear garden, space and plumbing for washing machine, wall mounted gas fired boiler, vinyl flooring, door to

### Bathroom

Window to rear, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, tiled surrounds, extractor unit, vinyl flooring, radiator, heated towel rail.

### First Floor Landing

With doors to

### Bedroom One

15' 10" max x 11' ( 4.83m max x 3.35m )  
Double glazed windows to front, fitted carpet, fitted wardrobes.

### Bedroom Two

11' 6" x 8' 11" max ( 3.51m x 2.72m max )  
Window to rear, fitted carpet, radiator.

### Bedroom Three

11' 5" max x 7' 11" max ( 3.48m max x 2.41m max )  
Window to side, fitted carpet, radiator, door to

### Separate W.C.

Window to side, low level WC, wash hand basin, vinyl flooring, radiator.

### Outside

Externally, the property has a small garden to the front with a courtyard garden at the rear which provides off road parking space for one vehicle.

### 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.

### Agents Note

This property is being sold on behalf of a corporate client. The property must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system, or appliances have not been tested, and no warranty can be given or implied as to their working order.



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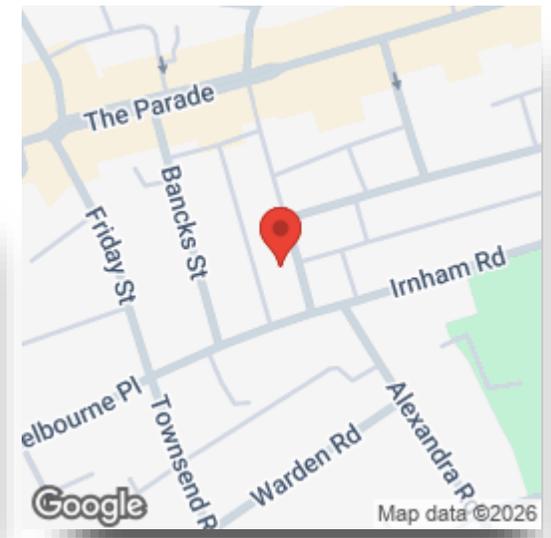
## 28 Summerland Road, Minehead

- Close to the Town Centre
- Victorian Mid Terrace Home
- Lounge/Dining Room - Kitchen
- Three Bedrooms - Bathroom
- Courtyard & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £220,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MIH107488 - 0006

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