





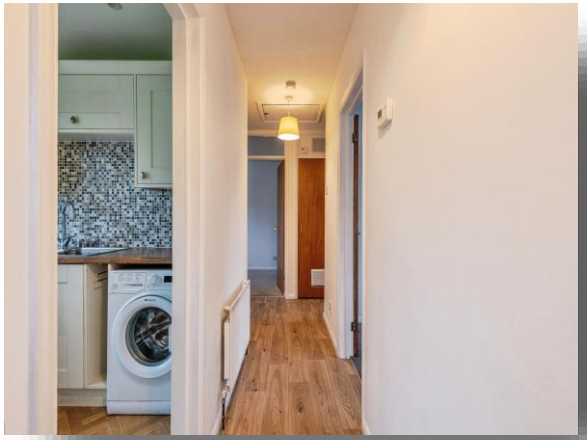
West Street, Minehead TA24 5HJ

fox & sons

welcome to

73 West Street, Minehead

Wonderfully positioned with open outlook and views to the front of North Hill is this Two bedroom semi detached bungalow, benefiting from a well appointed kitchen & bathroom, double glazing, gas central heating, lovely gardens and a garage and driveway to side. No onwards chain - viewing advised.













Entrance Porch
A covered porch with light, double glazed door to;

Entrance Hall
Wood effect flooring, access to loft space with ladder, radiator, airing cupboard with gas boiler, doors to

Sitting Room
12' 6" x 12' 6" (3.81m x 3.81m)
Double glazed picture window to front with attractive open views towards North Hill in the distance, television aerial point, radiator, coving.

Kitchen
9' 4" x 7' 9" (2.84m x 2.36m)
Double glazed window and door opening to the rear garden, a well appointed fitted kitchen with a range of cream wall and base level units complimented by wood effect work surfaces, inset stainless steel sink unit, space for slot in cooker, washing machine and tall fridge/freezer, mosaic tiled surrounds, wood effect vinyl flooring.

Bedroom One
12' 6" x 10' 1" (3.81m x 3.07m)
Double glazed window to front with attractive views towards North Hill and St Michael's Church, recess ideal for wardrobes, radiator.

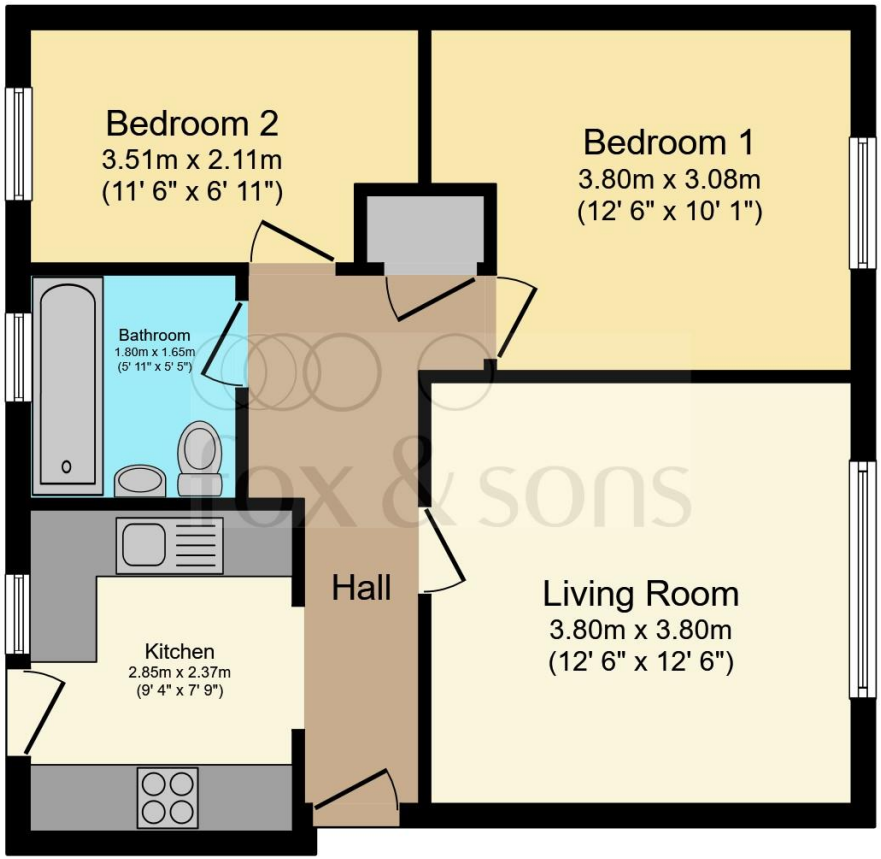
Bedroom Two
11' 6" x 6' 11" (3.51m x 2.11m)
Double glazed window to rear, overlooking the rear garden, recess ideal for wardrobes, radiator.

Bathroom
Double glazed window to rear, re-fitted white suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, aqua panel surrounds.

Front Garden
An open plan front garden with good expanse of lawn, driveway to garage affording off street parking.

Rear Garden
A good size enclosed rear garden with patio area to the rear of the bungalow leading to a good expanse of lawn, personal door to garage.

Garage
17' 2" x 8' 3" (5.23m x 2.51m)
An attached single garage with metal up and over door to front, power and light.



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.

view this property online fox-and-sons.co.uk/Property/MIH107759

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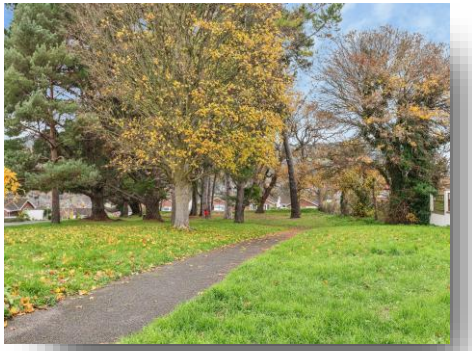
- Semi-Detached Two Bedroom Bungalow
- Lovely Position With Open Views To Front
- Well Appointed Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens - Garage & Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£275,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107759

The Property Ombudsman

Property Ref:
MIH107759 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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