



## The Cedars

Minehead TA24 5PE

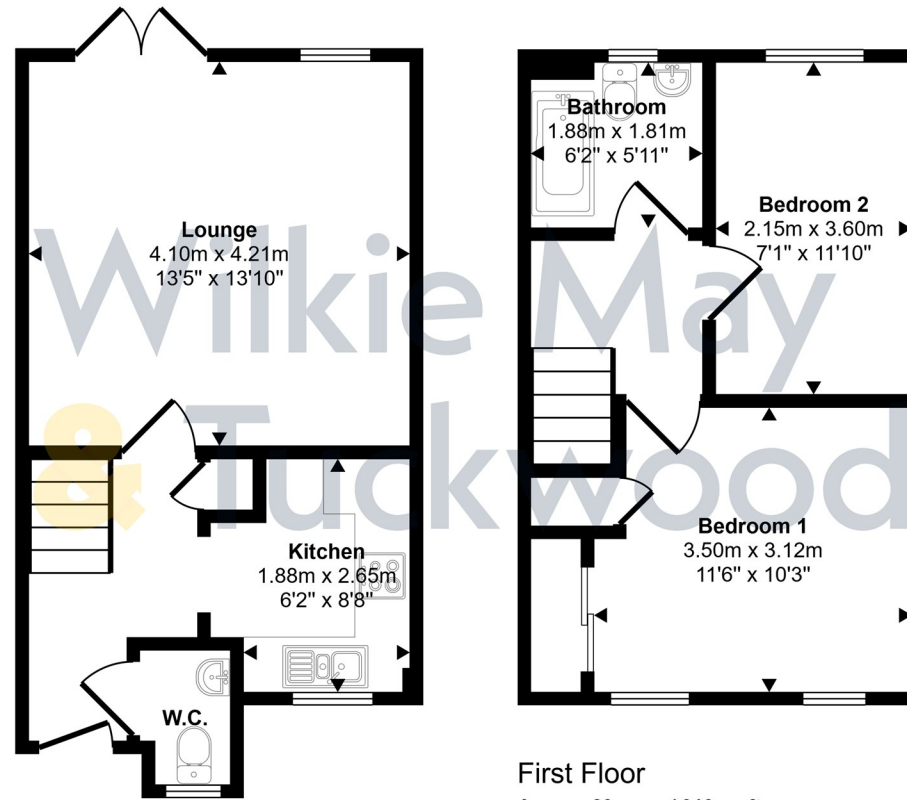
Price £235,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
59 sq m / 639 sq ft



Ground Floor  
Approx 31 sq m / 329 sq ft

First Floor  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Description

**An attractive two-bedroom mid-terrace house situated within easy reach of town centre amenities with delightful garden and off road parking space.**

**Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a cloakroom, the off road parking space and surprisingly large garden with lovely views.**

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Within easy reach of town centre amenities
- Well-maintained good-sized garden
- Off road parking space
- Lovely views from the rear
- Gas fired central heating and double glazing



The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, storage cupboard, door to the fitted cloakroom, door to the lounge and open access to the kitchen.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, space for a tall fridge freezer and space with plumbing for a washing machine. There is also a window to the front.

The lounge diner is a good-sized room to the rear of the property with window to the rear and French doors opening out to the garden.

To the first floor there is a landing area with access to the boarded loft and doors to the bedrooms and bathroom. The master bedroom is a good-sized room to the front of the property with two windows and fitted wardrobe. The second bedroom has an aspect to the rear with far reaching views. The bathroom is fitted with a modern suite and has an obscured window to the rear.



Outside to the front, the property is accessed over a raised walkway rising from Watery Lane. Steps rise from the walkway leading to the front door with an area of garden to the side planted with attractive shrubs.

The rear garden is a particular feature of this property. Immediately outside the lounge diner there is a decked area perfect for al fresco dining or enjoying the lovely garden. A step leads down to the first part of the garden which has an area laid with gravel, a pathway with flower beds on either side and fenced boundaries. At the bottom of this area there is a paved space with shed and gated access to a good-sized vegetable plot. There is also a rear access path shared with adjoining owners.

The off road parking space is adjacent to the end of the terrace.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity. Gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1

**Property Location:** <http://toolbar.fighters.denoting Council Tax Band: B>

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetweststandtaunton.gov.uk/asp/>

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