



Trinity Way, MINEHEAD, TA24 6GE

welcome to

8 Trinity Way, MINEHEAD

Situated within the popular modern seafront development of Trinity Way & within level walking distance of amenities & the seafront is this well presented linked-detached extended three bedroom family home. The property benefits from gas central heating, double glazing, conservatory, garden & parking



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, radiator, coving, staircase rising to the first floor landing with built in understairs cupboard, built in cupboard, doors to

Cloakroom

Double glazed window to side, radiator, low level WC, vanity wash hand basin with mixer tap and cupboard under, vinyl flooring.

Lounge

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to front, laminate flooring, radiator, coving, fibre point, open double doorway to

Kitchen/Dining Room

16' 5" max x 11' 1" max (5.00m max x 3.38m max)

Double glazed window to rear, double glazed patio doors to garden room, inset ceiling spotlights, laminate flooring, a modern range of cream coloured base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, integrated oven, fridge freezer, inset induction hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine and tumble dryer.

Conservatory

17' 6" x 5' 10" (5.33m x 1.78m)

Double glazed windows to side and rear overlooking the garden, double glazed double doors to rear garden, vinyl flooring, wall light points, double glazed door to

Study

11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to rear, laminate flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems, radiator, access to roof space.

First Floor Landing

Double glazed window to side, fitted carpet, coving, radiator, access to roof space, built in cupboard, doors to

Bedroom One

10' 10" max x 9' 5" max (3.30m max x 2.87m max)

Double glazed window to front, radiator, coving, fitted carpet, built in wardrobe, door to

Ensuite

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, inset ceiling spotlights, extractor unit, Aqua panelling, vinyl flooring.

Bedroom Two

9' 9" max x 9' 7" max (2.97m max x 2.92m max)

Double glazed window to rear, fitted carpet, radiator, coving, built in wardrobe.

Bedroom Three

6' 11" x 6' 9" (2.11m x 2.06m)

Double glazed window to front, fitted carpet, radiator, cupboard.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with mixer tap and shower attachment over, vanity wash hand basin with cupboard under, low level WC, Aqua panelling, radiator, extractor unit, inset ceiling spotlights, vinyl flooring.

Outside

To the front is a driveway to side of the property leading to the garage, pathway to the front garden with raised flower and shrub beds, metal railing border to front, canopy front porch with light.

To the rear is an enclosed south facing garden comprising laid to lawn area, gravelled area with pergola, seating area, flower and shrub beds, pear and cherry trees, side garden area with gate to side, outside water tap. The garden is bordered by fencing and walling.

Small Garage

The garage has been partly converted creating a Hobbies Room to the rear access via the garden room. To the front is a small garage space 8'3" x 4'9" ideal for storage with up and over door and power.

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.



view this property online fox-and-sons.co.uk/Property/MIH107751



welcome to

8 Trinity Way, MINEHEAD

- Popular Modern Seafront Development
- Linked-Detached Extended Family Home
- Three Bedrooms - Lounge - Kitchen/Dining Room
- Conservatory & Study
- Enclosed South Facing Garden - Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107751



Property Ref:
MIH107751 - 0004

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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk