





Parks Lane, Minehead, TA24 8BX

fox & sons

welcome to

Hillcroft, Parks Lane, Minehead

Perfectly positioned with good access to the town centre yet tucked away and enjoying wonderful far reaching views is this well appointed Two double bedroom detached bungalow with Two bath/shower rooms, generous gardens, garage and driveway. No onwards chain - Viewing recommended.













Entrance Hall
L-shaped hall with access to loft space via retractable loft ladder, radiator, doors to

Sitting/Dining Room
22' 6" x 13' 8" (6.86m x 4.17m)
Dual aspect with double glazed window to front enjoying fine views overlooking Minehead towards The Hopcott and double glazed window to rear, feature fireplace with stone surrounds and tiled hearth, wall light points, two radiators, coving, serving hatch to kitchen.

Conservatory
10' 1" x 6' 8" (3.07m x 2.03m)
Woodgrain UPVC double glazed conservatory with fabulous views over Minehead towards the Hopcott, power, light and tiled flooring.

Kitchen
13' 3" x 9' 10" (4.04m x 3.00m)
Double glazed window to rear and sunpipe, fitted with a range of wall and base level units with ample worktop surfaces, inset one and one half bowl stainless steel sink unit, space for cooker with hood over, tiled splashbacks, space for fridge, shelved airing cupboard, radiator, door to

Utility Room
9' 7" x 5' 4" (2.92m x 1.63m)
Double glazed doors to either side, fitted range of wall and base units with worktop surfaces, plumbing for washing machine and tumble dryer, wall mounted gas fired boiler for central heating and hot water, cloaks hanging space.

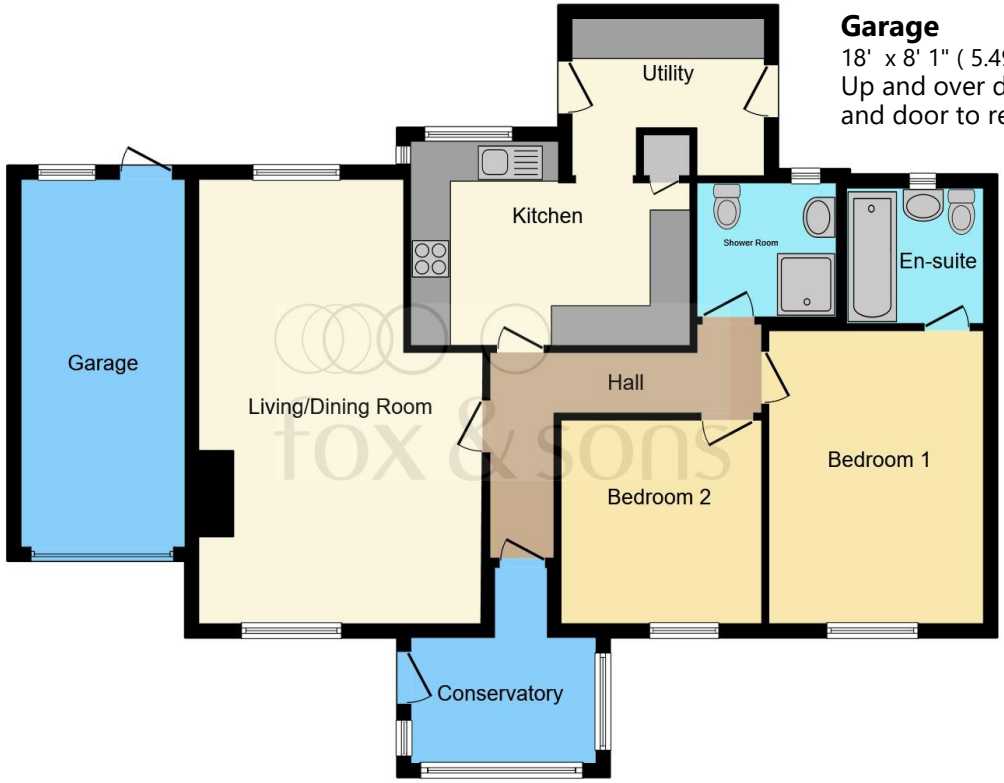
Bedroom One
15' x 10' 6" (4.57m x 3.20m)
Double glazed window to front with lovely views over Minehead towards The Hopcott, radiator, door to

Ensuite
Double glazed window to rear, suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, radiator, shavers point, ancillary electric fan heater.

Bedroom Two
10' 3" x 9' 8" (3.12m x 2.95m)
Double glazed window to front with lovely views over Minehead towards The Hopcott, radiator.

Shower Room
Double glazed window to front, fully tiled shower cubicle with glazed enclosure, low level WC, pedestal wash hand basin, part tiled surrounds, radiator, shavers point, ancillary fan heater.

Loft Space
38' x 12' to eaves (11.58m x 3.66m to eaves)
Half boarded with light and insulation, great potential to convert for additional living accommodation (subject to necessary consents.



Gardens
The gardens, located opposite the front of the property, are a feature and enjoy a sunny South facing aspect, enjoying a good degree of privacy, lawned with pathway to head of the garden, mature flower and shrub beds, fertile vegetable plot, Four mature assorted soft fruit trees, greenhouse and timber workshop, outbuilding with power.

Outside
A block paved driveway to the garage affords off street parking with wide block paved side access to rear, to the front of the bungalow is a well stocked patio garden with a wide variety of mature shrubs, further gated access to the opposite side of the bungalow with steps up to a narrow terrace at the rear of the bungalow. Additionally there is a parking bay opposite the bungalow next to the gardens for an additional parking space.

Garage
18' x 8' 1" (5.49m x 2.46m)
Up and over door to front, double glazed window and door to rear, eaves storage, power and light.

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welcome to

Hillcroft, Parks Lane, Minehead

- Quiet Location With Good Access & Fine Views
- Well Appointed Detached Bungalow
- Sitting/Dining Room - Conservatory - Fitted Kitchen - Utility Room
- Two Double Bedrooms - Two Bath/Shower Rooms
- Generous Gardens - Garage & Driveway - No Chain

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

£305,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107328 - 0008

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