



Summerland Road, Minehead, TA24 5BP

welcome to

14 Summerland Road, Minehead

NO ONWARD CHAIN! Conveniently located a short level walk from Minehead's shopping centre is this well presented Victorian mid terraced home offering two reception rooms, a well appointed kitchen, three bedrooms and bathroom, enclosed easy maintenance garden.



Entrance Porch

Canopied porch with composite door to

Entrance Hall

A spacious hall with wood effect flooring, radiator and doors to

Lounge

13' 9" into bay x 12' 1" (4.19m into bay x 3.68m)

Double glazed bay window to front, feature fireplace with tiled surrounds, coving, wooden effect flooring, radiator.

Dining Room

11' 6" x 11' 5" (3.51m x 3.48m)

Double glazed window to rear, stairs to first floor landing, understairs storage cupboard, wooden effect flooring, gas fired combi boiler, central heating thermostat, radiator.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to side and double glazed door to garden, fitted range of wall and base level units, worktop surfaces with inset one and one half bowl stainless steel sink unit, inset four ring hob with hood over and oven below, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled splashbacks, vinyl flooring, door to

Bathroom

Double glazed window to rear, two double glazed windows to side, white suite comprising panel enclosed bath, separate fully tiled shower cubicle, low level WC and pedestal wash hand basin, heated towel rail, tiled surrounds, recessed spotlights.

First Floor Landing

Spacious landing, split level, access to loft space, doors to

Bedroom One

16' x 11' 2" (4.88m x 3.40m)

Double glazed windows to front, radiator.

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to rear, radiator.

Bedroom Three

11' 5" x 8' 10" max (3.48m x 2.69m max)

Double glazed window to rear, heated towel rail, exposed floorboards.

Cloakroom

Double glazed window to side, high level WC, wash hand basin, tiled surrounds.

Outside

To the front is an enclosed low wall garden with gated access to the pathway leading to the front door. To the rear is an enclosed low maintenance courtyard garden with decking and artificial grass with raised planters, wall enclosed with gated rear access.

Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/MIH107525



welcome to

14 Summerland Road, Minehead

- Walking Distance of Minehead Town Centre
- Period Mid Terrace House
- Three Bedrooms - Two Reception Rooms
- Kitchen & Bathroom - Seperate WC
- Gas Central Heating - Enclosed Courtyard Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107525



Property Ref:
MIH107525 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk