



**Hillview Road, Minehead, TA24 8EG**



**welcome to**

**34 Hillview Road, Minehead**

NO ONWARD CHAIN! Situated within a popular residential area on the outskirts of Minehead is this well presented ground floor two bedroom flat enjoying views towards North Hill. The property benefits from gas central heating, double glazing, front & rear gardens, garage. Viewing is a must!



### Double Glazed Front Door

Leading to

### Entrance Hall

With fitted carpet, built in cupboard, radiator, built in airing cupboard, doors to

### Lounge

17' x 10' 11" ( 5.18m x 3.33m )

Double glazed sliding patio door to front garden, radiator, TV point, coving, fitted carpet.

### Kitchen

11' 10" x 7' 3" ( 3.61m x 2.21m )

Double glazed window to front, a range of base and wall units with worktop surfaces, inset stainless steel sink unit with mixer taps, Bosch washing machine, Hotpoint gas cooker with cooker hood over, Beko fridge freezer, tiled splashbacks, radiator, breakfast bar, extractor unit, vinyl flooring, wall mounted gas fired boiler.

### Bedroom One

14' max x 10' 11" max ( 4.27m max x 3.33m max )

Double glazed window to rear, radiator, fitted carpet.

### Ensuite

Double glazed window to side, a fitted suite comprising panelled bath with electric shower and fitted shower screen, low level WC, pedestal wash hand basin, extractor unit, tiled surrounds, vinyl flooring, heated towel rail, shelf in recess.

### Bedroom Two

10' 10" x 8' 2" ( 3.30m x 2.49m )

Double glazed window to rear, fitted carpet, radiator.

### Outside

To the front is a lawned garden with pathway leading to the patio doors and another pathway leading to the side which gives access to the front door.

To the rear in an enclosed lawned garden. Beyond the rear garden a pathway gives access to the garage which is located in a block and is the first garage from the pathway.

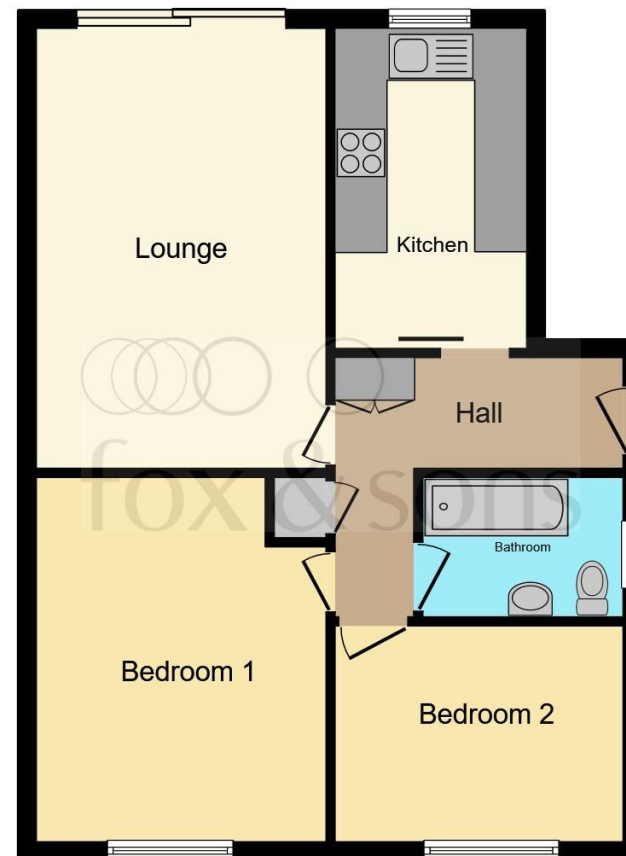
### Garage

18' 5" x 8' 10" ( 5.61m x 2.69m )

With electric roller door, window to rear, light 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.



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## **34 Hillview Road, Minehead**

- NO ONWARD CHAIN!
- Outskirts of Minehead
- Ground Floor Flat - Two Bedrooms
- Kitchen - Lounge - Bathroom
- Gas Central Heating - Double Glazing - Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106577 - 0002

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