



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



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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

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107525 - 0003

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk