



Poundfield Road, MINEHEAD, TA24 5ER

welcome to

39 Poundfield Road, MINEHEAD

Situated within a popular residential area enjoying fantastic views over Minehead & towards surrounding countryside is this beautifully presented detached four bedroom chalet bungalow. The property benefits from spacious accommodation, ensuite shower room, enclosed rear garden.



Double Glazed Front Door

Leading to

Entrance Hall

Double glazed window to front, fitted carpet, radiator, staircase rising to first floor landing, doors to

Lounge

12' 9" x 12' 4" (3.89m x 3.76m)

Double glazed patio doors to conservatory, fitted carpet, radiator.

Dining Room

12' 7" x 12' 3" (3.84m x 3.73m)

Double glazed window to front, fitted carpet, radiator.

Sitting Room/ Bedroom Four

13' 1" max x 12' 1" max (3.99m max x 3.68m max)

Double glazed window to front, radiator, fitted carpet.

Kitchen/ Breakfast Room

13' 1" max x 10' 3" max (3.99m max x 3.12m max)

Double glazed window to rear enjoying views towards surrounding countryside and double glazed door to side, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, integrated double oven, inset gas hob with stainless steel cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, inset ceiling spotlights, radiator, vinyl flooring, built in larder cupboard, built in cupboard housing the gas fired boiler serving the domestic hot water and central heating systems.

Bathroom

Double glazed window to rear, a modern suite comprising panelled bath with shower unit over, fitted shower screen, low level WC, part tiled surrounds, heated towel rail, extractor unit, vinyl flooring.

Conservatory

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed windows to side and double glazed patio doors leading to the rear garden, vinyl flooring, light and power.

First Floor Landing

Double glazed Velux window to front, fitted carpet, doors to

Bedroom One

18' max x 14' 8" max (5.49m max x 4.47m max)

Double glazed window to rear enjoying fantastic views over Minehead and towards the surrounding countryside, fitted carpet, radiator, built in undereaves storage, door to

Ensuite Shower Room

Double glazed window to rear, a modern fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, extractor unit, vinyl flooring.

Bedroom Two

9' 4" max x 9' (2.84m max x 2.74m)

Double glazed window to rear enjoying fantastic views over Minehead and towards the surrounding countryside, fitted carpet, radiator, television point.

Bedroom Three

12' 11" max x 8' 8" max (3.94m max x 2.64m max)

Double glazed window to front, fitted carpet, radiator.

Shower Room

Double glazed window to rear, a modern fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, extractor unit, vinyl flooring.

Outside

The property is approached via a driveway with a low wall boundary to the front and provides off street parking. A gate gives access to the rear garden.

To the rear is an good size enclosed well maintained garden comprising laid to lawn, flower and shrub beds, trees, paved patio immediately to the rear of the property making an ideal area for alfresco dining whilst enjoying fantastic views over Minehead and towards the surrounding countryside, steps lead down to the rear of the garden where a gravelled seating area can be found. The garden is bordered by fencing and hedging.

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.

Council Tax Band

D



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welcome to

39 Poundfield Road, MINEHEAD

- Elevated Position - Fantastic Views
- Beautifully Presented Detached Chalet Bungalow
- Four Bedrooms - Two Reception Rooms - Conservatory
- Gas Central Heating - Double Glazing
- Good Size Enclosed Rear Garden & Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£399,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107139 - 0003

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