



Hemp Gardens, Minehead, TA24 5JG

welcome to

9a Hemp Gardens, Minehead

Nestled within the sought-after Hemp Garden area of Minehead, is this attractive detached residence in a peaceful setting on the lower slopes of North Hill whilst enjoying fantastic views. The property benefits from gas central heating, double glazing, landscaped garden & off road parking.



Double Glazed Front Door

Leading to

Entrance Hall

With double glazed window to front, tiled flooring, radiator, coving, built in cupboard housing gas fired boiler serving the domestic hot water and central heating system, part oak flooring, staircase rising to the first floor landing with built in understairs cupboard, doors to

Cloak's Cupboard

Double glazed window to side, radiator, wash hand basin, tiled flooring, shelving, extractor unit.

Lounge

21' 8" max x 11' 8" max (6.60m max x 3.56m max)

Double glazed sliding patio doors to the rear garden, double glazed window to rear enjoying lovely views over Minehead, radiator, wall light points, oak flooring, coving, TV point, telephone point.

Snug/Guest Bedroom

13' 8" max x 8' 8" max (4.17m max x 2.64m max)

Double glazed patio doors to the rear garden, double glazed windows to rear enjoying lovely views over Minehead, oak flooring, radiator, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, shaver point, extractor unit, tiled flooring, heated towel rail, wall mounted cupboard, inset ceiling spotlights.

Kitchen/Breakfast Room

16' max x 11' 6" max (4.88m max x 3.51m max)

Double glazed window to front, double glazed door to side, a beautifully appointed kitchen with a range of fitted cream coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated double oven, inset gas hob with cooker hood over, tiled splashbacks, space for fridge freezer, integrated washing machine, integrated dishwasher, inset ceiling spotlights, radiator, tiled flooring.

First Floor Landing

Double glazed Velux window to side, fitted carpet, access to roof space, exposed beams, built in airing cupboard, doors to

Bedroom One

16' 8" max x 9' 9" max (5.08m max x 2.97m max)

Double glazed window to rear with fantastic views over Minehead and towards the surrounding countryside, fitted carpet, exposed beams, built in wardrobes, TV point.

Bedroom Two

16' 11" x 8' 2" (5.16m x 2.49m)

Double glazed window to front with views of North Hill, radiator, fitted carpet, exposed beams, built in wardrobes.

Shower Room

Double glazed window to side, a beautifully fitted modern suite comprising walk in shower cubicle, low level WC, wash hand basin with mixer taps, fitted cupboards and cabinets, exposed beams, inset ceiling spotlights, extractor unit, heated towel rail, vinyl flooring.

Outside

To the front of the property is a blocked paved driveway offering off road parking, pathway gives access to the front door with canopy porch, the pathway continues to the sides with pedestrian gates giving access to the rear garden. There is a raised gravel bed to front and a outside water tap.

To the rear of the property is a beautiful landscaped garden bordered by fencing and hedging. The garden has been thoughtfully designed with ease of maintenance in mind with a large paved patio area with timber rails immediately off the rear of the property ideal for alfresco dining and enjoying the fantastic views over Minehead and towards the surrounding countryside. The garden comprises gravelled areas with various flower and shrub beds, trees, two timber garden sheds, outside lighting and outside power point, steps to the rear of the garden and pathway provide access to both sides of the property, and further steps lead down to a pedestrian gate at the rear of the garden leading to a footpath.

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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welcome to

9a Hemp Gardens, Minehead

- Sought-After Location - Slopes of North Hill
- Detached Residence - Three Bedrooms
- Kitchen/Breakfast Room - Fantastic Views
- Two Shower Rooms - Bathroom
- Double Glazing - Landscaped Garden - Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£389,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107183 - 0003

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