





Quarry Close, MINEHEAD, TA24 6EE

fox & sons

welcome to

40 Quarry Close, MINEHEAD

This beautifully presented family home offers a harmonious blend of modern day comforts & space, perfectly suited to family living. The property has undergone a programme of refurbishment benefiting from modern fitted kitchen & bathroom, replacement gas boiler, large garden & off street parking.













The Property
Positioned in a popular residential area of Alcombe is this attractive property offers a harmonious blend of comfort, space, perfectly suited to family living. The interiors are both welcoming and well-proportioned, with a light-filled lounge, the modern kitchen/dining room is thoughtfully designed.
Upstairs, the property continues to impress with three bedrooms. The accommodation is complemented by a modern bathroom, ensuring both practicality and comfort. Externally, the property enjoys a large enclosed rear garden with a superb decked patio with a bar immediately off the rear of the property which is ideal for alfresco dining, relaxation, and entertaining. The property further benefits from replacement gas boiler, double glazing, side entrance lobby with utility and separate WC, driveway to front providing off street parking.

Front Door
Leading to

Lounge
13' 4" x 11' 5" + Bay (4.06m x 3.48m + Bay)
With double glazed bay window to front, fitted carpet, picture rail, radiator, fitted cupboard.

Kitchen/Dining Room
19' 8" max x 8' 6" max (5.99m max x 2.59m max)
Double glazed window to rear, double glazed sliding patio door to the rear garden, a range of modern fitted base and wall units, worktop surfaces, inset sink unit with mixer taps, inset electric hob with stainless steel cooker hood over, integrated electric oven, laminate flooring, integrated dishwasher, integrated fridge, radiator, built in larder cupboard, door to

Side Entrance Lobby
Double glazed door to front and double glazed door to the rear garden, light and power, doors to

Separate WC
With high level WC, window to rear.

Utility
With space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, base and wall units, worktop surfaces.

First Floor Landing
Double glazed window to side, fitted carpet, access to roof space, doors to

Bedroom One
13' 1" + Recess x 10' 7" (3.99m + Recess x 3.23m)
Double glazed bay window to front, radiator, picture rail, fitted carpet.

Bedroom Two
13' 3" max x 8' 7" max (4.04m max x 2.62m max)
Double glazed window to rear, fitted carpet, radiator.

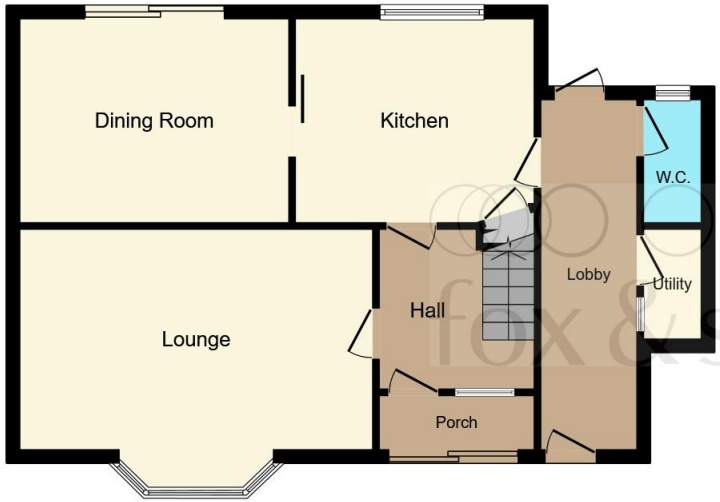
Bedroom Three
6' x 5' 7" (1.83m x 1.70m)
Double glazed window to rear, fitted carpet, radiator.

Bathroom
8' 7" x 8' 2" (2.62m x 2.49m)
Double glazed window to front, a modern suite comprising low level WC, vanity wash hand basin with cupboard, panelled bath with shower unit over, fitted shower screen, Aqua panelling, inset ceiling spotlight, extractor unit, radiator, heated towel rail, built in airing cupboard with gas fired boiler, tiled floor.

Outside
The property is approached via a blocked paved driveway with gravel areas providing off street parking and access to the front door. There is flower and shrub beds and an outside light.

To the rear is an enclosed large garden with a superb decked patio with a bar immediately off the rear of the property making an ideal area for alfresco dining and relaxation. From the decked patio there is a large lawned garden with gravelled path leading up the garden, the garden is bordered by fencing and backs onto a woodland area.

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.



Ground Floor



First Floor

view this property online fox-and-sons.co.uk/Property/MIH107726

welcome to

40 Quarry Close, MINEHEAD

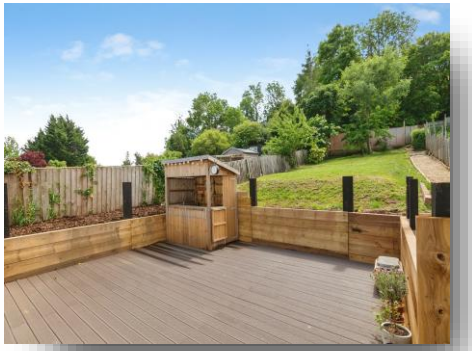
- Popular Residential Area of Alcombe
- Semi-Detached Family Home
- Three Bedrooms - Modern Fitted Kitchen & Bathroom
- Gas Central Heating - Double Glazing
- Large Enclosed Rear Garden - Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£289,950









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107726

The Property Ombudsman

Property Ref:
MIH107726 - 0004

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

01643 702281

minehead@fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.