



Glenmore Road, Minehead TA24 5BH

fox & sons

welcome to

40 Glenmore Road, Minehead

A Lovely 1920's semi-detached home, newly refurbished including double glazing, newly fitted kitchen and cloakroom, new floor coverings and redecoration throughout. Conveniently situated for Minehead Seafront & shops with excellent potential to extend and ample parking - No Chain.



Covered Entrance

With canopied porch and newly fitted Chartwell Green composite door giving access to;

Entrance Hall

A spacious entrance hall with stairs rising to first floor landing, window to side, understairs storage cupboard with space and plumbing for washing machine and tumble dryer with light, picture rail, radiator, wood effect vinyl flooring, doors to;

Sitting Room

15' 1" into bay x 15' (4.60m into bay x 4.57m)
Double glazed walk in sash bay window to front, open fireplace alcove (ideal for a woodburner) television aerial point, picture rail, radiator, newly fitted carpets.

Dining Room

12' 7" x 12' (3.84m x 3.66m)
Double glazed french doors opening onto the rear gardens, feature open fireplace with cast iron fire inset, picture rail, radiator, wood effect vinyl flooring.

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)
Two double glazed windows to rear, newly fitted with a range of gloss Grey wall and base level units complimented by low profile marble effect worksurfaces, inset stainless steel sink unit with mixer tap, inset four ring electric hob with hood over and oven below, integrated concealed dishwasher, pull out larder cupboard, space for tall fridge/freezer, concealed Baxi gas combination boiler, tiled surrounds, wood effect vinyl flooring.

First Floor Landing

A part split level landing with double glazed window to side, access to loft space, radiator, newly fitted carpets, doors to;

Bedroom One

12' 7" x 12' 5" (3.84m x 3.78m)
Double glazed window to front, pretty cast iron fireplace with tiled slips, picture rail, radiator, newly fitted carpets.

Bedroom Two

12' 7" x 12' (3.84m x 3.66m)
Double glazed window to rear with attractive outlook and North Hill glimpses, pretty cast iron fireplace, picture rail, radiator, newly fitted carpets.

Bedroom Three

9' 3" x 8' 5" (2.82m x 2.57m)
Double glazed window to front, picture rail, radiator, newly fitted carpets.

Bathroom

Double glazed window to rear, re-fitted white suite comprising shower end bath with fitted screen and shower, low level w.c. and wash hand basin, fully tiled walls, chrome heated towel rail, wood effect vinyl flooring.

Cloakroom

Double glazed window to side, Newly installed White suite of water saving 2-1 combination low level w.c. and wash hand basin, wood effect vinyl flooring.



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Gardens

The gardens extend to the front, side and rear of the property with retaining wall and fencing enclosure, driveway for off street parking with additional gravel area to side affording space for boat/caravan or motorhome, low maintenance areas of gravel to the side and rear, lovely covered area currently used as a sitting area and log store, ideal for al-fresco dining.

Agents Note

Conveniently situated a level walk away from Minehead seafront, steam railway and shops is this charming semi-detached home which has been the subject of recent improvements to including double glazing, newly fitted kitchen and cloakroom, new floor coverings and redecoration throughout. There is excellent potential for side extension due to the generous side gardens and space for a boat/motorhome or caravan if desired. Offered with no onward chain this lovely home is ready for immediate occupation.

Council Tax Band C



welcome to

40 Glenmore Road, Minehead

- Light & Spacious 1920's Semi-Detached Home
- Two Reception Rooms - Newly Fitted Kitchen
- Three Bedrooms - Re-Fitted Bathroom - Newly Fitted Cloakroom
- Gas Central Heating - Charm & Character - Double Glazing
- Front, Side & Rear Garden - Potential To Extend

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£315,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106840 - 0006

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01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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