



Paganel Way, Minehead, TA24 5HA

welcome to

18 Paganel Way, Minehead

Situated within a pleasant cul-de-sac on the outskirts of Minehead enjoying views towards the Bristol Channel is this beautifully presented extended detached three bedroom bungalow. The property benefits from gas central heating, double glazing, gardens & garage.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, telephone point, radiator, access to roof space, built in cupboard, doors to

Lounge

16' 1" max x 14' 9" max (4.90m max x 4.50m max)

Double glazed windows to front and side, double glazed door to the garden, two radiators, coving, TV point, wall light points, fitted carpet, built in storage cupboard.

Kitchen/ Breakfast Room

15' 5" max x 11' max (4.70m max x 3.35m max)

Double glazed windows to sides, double glazed patio doors to the rear garden, laminate flooring, Ivory coloured base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space and plumbing for washing machine, integrated Bosch double oven, integrated fridge freezer, inset Neff electric hob with stainless steel cooker hood, tiled splashbacks, radiator, inset ceiling spotlights.

Bedroom One

14' 11" x 10' 2" (4.55m x 3.10m)

Double glazed window to rear, fitted carpet, radiator, telephone point, coving.

Bedroom Two

11' 10" x 11' 4" (3.61m x 3.45m)

Double glazed windows to side and rear, fitted carpet, radiator, coving.

Bedroom Three

10' 1" x 9' 3" (3.07m x 2.82m)

Double glazed windows to front and side, fitted carpet, radiator.

Bathroom

Double glazed window to side, a modern fitted suite comprising panelled bath with shower unit over, bi-folding shower screen, vanity wash hand basin with cupboard under, low level WC, tiled surrounds, shaver point, radiator, vinyl flooring, built in airing cupboard.

Outside

The property is approached via a driveway offering off street parking and access to the garage. To the front is a lawned garden with gate giving access to the side and rear garden.

To the side and rear is a well maintained landscaped garden offering a degree of privacy comprising laid to lawn with paved patios making an ideal area for alfresco dining, various flower and shrub beds, trees, pathway to side and rear of the property, outside water tap, outside light. To the rear of the property is a greenhouse/potting shed, personal door to the garage, steps then lead up to seating area with flower and shrub beds.

Garage

20' 1" x 8' 10" (6.12m x 2.69m)

Up and over door, light and power, window to rear, door to garden, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

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

18 Paganel Way, Minehead

- Pleasant Residential Cul-de-sac
- Extended Detached Bungalow - Three Bedrooms
- Lounge - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing - Good Size Gardens
- Garage & Off Street Parking - Views towards the Bristol Channel

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107405 - 0003

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