



Lower Park, MINEHEAD, TA24 8AX

welcome to

24 Lower Park, MINEHEAD

Located within one of Minehead's most sought-after residential areas, this attractive three bedroom semi-detached property boasts a beautiful rear garden, bisected by a picturesque stream. The family home is situated adjacent to the popular 'The Parks' walk, offering a short, level walk to the town



Entrance Hall

Double glazed window to side, fitted carpet, telephone point, radiator, picture rail, built in cupboard, stairs to first floor landing, doors to

Lounge

13' 8" max x 13' 2" max (4.17m max x 4.01m max)
Double glazed bay window to front, picture rail, fitted carpet, radiator, tiled fireplace.

Dining Room

13' 8" max x 10' 10" (4.17m max x 3.30m)
Double glazed windows to rear, double glazed door to garden, fitted carpet, picture rail, radiator, connecting door to entrance hall.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m)
Double glazed window to rear, window to side, door to side entrance lobby, vinyl flooring, base and wall units with worktop surfaces, stainless steel double drainer sink unit with mixer tap, space for cooker, space for undercounter fridge, new combi gas fired boiler, tiled splashbacks, radiator, walk-in larder with window to side, shelving, gas and electric meters and consumer unit.

Side Entrance Lobby

With doors to front and rear, light, door to garage.

Garage

20' max x 8' 5" (6.10m max x 2.57m)
Up and over electric door, light, with separate utility area including plumbing for washing machine, wash hand basin, door to:
WC: with window to rear, low level WC, wash hand basin.

Garden Store/Workshop

9' 10" x 9' 5" (3.00m x 2.87m)
With light and power.

Landing

Double glazed window to side, picture rail, fitted carpet, access to roof space, doors to

Bedroom One

13' 10" max x 13' 8" max (4.22m max x 4.17m max)
Double glazed bay window to front, fitted carpet, radiator, wash hand basin.

Bedroom Two

13' 7" max x 10' 9" (4.14m max x 3.28m)
Double glazed window to rear, fitted carpet, radiator, picture rail, wash hand basin.

Bedroom Three

9' 4" max x 8' 5" max (2.84m max x 2.57m max)
Double glazed bay window to front, radiator, fitted carpet, picture rail.

Shower Room

8' 4" max x 5' 3" max (2.54m max x 1.60m max)
Double glazed window to rear, pedestal wash hand basin, walk in shower, part Aqua panelling, vinyl flooring, radiator, built in linen cupboard.

Separate WC

Double glazed window to side, low level WC, vinyl flooring.

Outside

The property is approached via a driveway offering off street parking, access to the garage and front door and a separate door to the side entrance through to the garden. There is a charming garden to the front with flower and shrub beds, palm tree and bordered by stone wall to the front.

To the rear is a large enclosed garden which comprises decked seating area, separate patio area, lawns, flower and shrub beds, mature trees, timber summerhouse, pathway leading to the rear of the garden with bridge over the stream midway down the garden. The garden is bordered by fencing.

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.



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welcome to

24 Lower Park, MINEHEAD

- Adjacent To 'The Parks' Walk Offering A Short, Level Walk To Town
- Semi-Detached Family Home
- Two Reception Rooms - Three Bedrooms
- Gas Central Heating - Double Glazing
- Garage & Off Street Parking - Large Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£369,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107694 - 0005

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