



Paganel Way, Minehead, TA24 5HA

fox & sons

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.



view this property online fox-and-sons.co.uk/Property/MIH107405



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

£385,000



view this property online fox-and-sons.co.uk/Property/MIH107405

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.



Property Ref:
MIH107405 - 0004



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk