



**Fownes Road, Minehead, TA24 6AE**

**welcome to**

**30 Fownes Road, Minehead**

Situated within a popular residential area of Alcombe conveniently positioned to nearby local amenities & schooling is this end of terrace three bedroom family home in need of some general updating. The property benefits double glazing, gas central heating, good size garden, double garage & parking



### Double Glazed Front Door

Leading to

### Entrance Hall

With fitted carpet, radiator, staircase rising to first floor landing, understairs cupboard, doors to

### Cloakroom

Window to side, low level WC, tiled flooring, wall mounted gas fired boiler.

### Lounge

14' 11" max x 12' 2" max ( 4.55m max x 3.71m max )  
Double glazed window to front, fitted carpet, radiator, telephone point, fitted shelving.

### Dining Room

11' 4" max x 10' 5" max ( 3.45m max x 3.17m max )  
Double glazed window to front, fitted carpet, radiator, exposed beam, feature fireplace.

### Kitchen

18' 1" max x 8' 3" max ( 5.51m max x 2.51m max )  
Double glazed windows to rear, double glazed door to rear garden, a range of fitted base and wall units with worktop surfaces, inset stainless steel sink unit, inset gas hob with stainless steel cooker hood over, integrated electric oven, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, tiled flooring, built in cupboard.

### First Floor Landing

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

### Bedroom One

14' 10" max x 12' 2" max ( 4.52m max x 3.71m max )  
Double glazed window to front with views over Minehead, fitted carpet, radiator, range of fitted bedroom furniture.

### Bedroom Two

11' 4" max x 10' 4" max ( 3.45m max x 3.15m max )  
Double glazed window to front with views over Minehead, radiator, exposed floorboards, built in cupboards.

### Bedroom Three

12' 3" x 8' 4" ( 3.73m x 2.54m )  
Double glazed window to rear, radiator, picture rail, fitted wardrobes, fitted carpet.

### Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, built in cupboards, extractor units, tiled surrounds, tiled flooring, radiator.

### Outside

To the front is an enclosed garden comprising patio area with flower and shrub beds, pathway leading to the side of the property providing access to the entrance porch, pedestrian gate gives access to the rear garden.

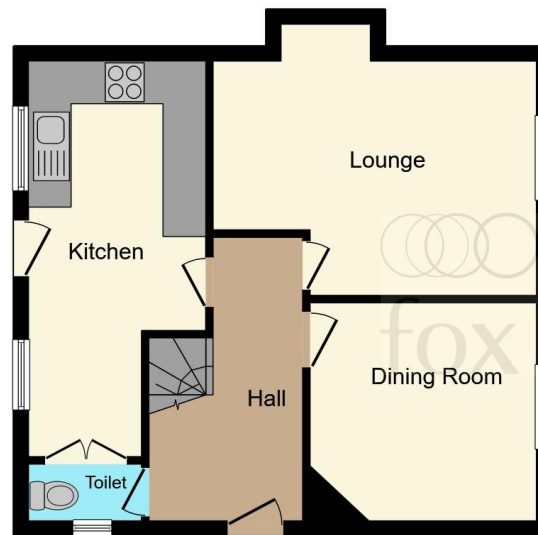
To the rear is a good size enclosed rear garden comprising patio area, flower and shrub beds, mature trees, laid to lawn, to the rear of the garden is a timber garden shed, pathway leads to a pedestrian gate which gives access to the off road parking area in front of the double garage. The parking area & garage are access from the rear service lane.

### Double Garage

16' 2" x 7' 11" ( 4.93m x 2.41m )  
With two up and over doors, light and power, internal doorway providing access to both garages.

### 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



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## 30 Fownes Road, Minehead

- Popular Residential Area - Conveniently Positioned for Local Amenities & Schooling
- End of Terrace Family Home
- Three Bedrooms - Two Reception Rooms
- Gas Central Heating - Double Glazing
- Good Size Rear Garden - Double Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107562 - 0004

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