



College Close, Minehead, TA24 6SX

welcome to

2 College Close, Minehead

Situated within a popular modern residential development on the outskirts of Minehead is this beautifully presented semi-detached three bedroom family home. The property benefits from double glazing, gas central heating & offers ensuite shower room, enclosed rear garden, garage & parking.



Double Glazed Front Door

Leading to

Entrance Hall

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

Cloakroom

With pedestal wash hand basin, low level WC, radiator, vinyl flooring, extractor unit.

Lounge

18' 4" max x 12' 10" max (5.59m max x 3.91m max)
Double glazed window to front, fitted carpet, two radiators, coving, fibre point, built in cupboard, open plan to

Kitchen/Dining Room

16' x 9' 1" (4.88m x 2.77m)
Double glazed window to rear and double glazed patio doors to rear garden, a range of fitted cream coloured base and wall units, worktop surfaces, integrated oven, inset gas hob with cooker hood, space for fridge freezer, space and plumbing for washing machine, coving, wall mounted gas boiler in matching cupboard, tiled splashbacks, radiator, laminate flooring.

First Floor Landing

Double glazed window to side, radiator, fitted carpet, built in airing cupboard, built in cupboard, doors to

Bedroom One

11' 4" x 8' 9" (3.45m x 2.67m)
Double glazed window to front enjoying views towards the local countryside, radiator, fitted carpet, telephone point, built in wardrobe, door to

Ensuite Shower Room

A modern fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, shaver light, part tiled surrounds, extractor unit, vinyl flooring.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)
Double glazed window to rear, fitted carpet, radiator, TV point.

Bedroom Three

7' 10" x 7' (2.39m x 2.13m)
Double glazed window to front enjoying views to the local countryside, fitted carpet, radiator.

Bathroom

Double glazed window to rear, a modern fitted suite comprising heated towel rail, panelled bath, low level WC, wash hand basin, shaver point, extractor unit, part tiled surrounds, vinyl flooring.

Outside

To the front is a small enclosed garden with pathway to front door and personal door to the garage. Opposite the front of the property is a shared garden area with laid to lawn, flower and shrub beds.

To the rear is a well presented enclosed garden comprising paved patio, flower and shrub beds, laid to lawn, outside water tap, outside light, bordered by fencing with gate to the rear giving access to the driveway.

Garage

18' 10" x 8' 10" (5.74m x 2.69m)
With up and over door, light and power, overhead storage, door to front, driveway to front of garage providing off road parking.

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

2 College Close, Minehead

- Popular Modern Residential Development
- Semi-Detached Family Home
- Three Bedrooms - Lounge
- Kitchen/Dining Room - Gas Central Heating - Double Glazing
- Cloakroom - Ensuite Shower Room - Garden & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107691 - 0003

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