



**Carhampton Road, Blue Anchor, Minehead, TA24 6JZ**

**welcome to**

**Greenhayes, Carhampton Road, Blue Anchor**

Situated within the popular hamlet of Blue Anchor & enjoying fantastic far reaching views across the Bristol Channel & surrounding countryside is this detached three bedroom bungalow. The property benefits from gas central heating, good size rear garden, garage & off road parking.



## Double Glazed Front Door

Leading to

## Entrance Hall

With vinyl flooring, radiator, access to roof space, built in cupboards, built in airing cupboard, doors to

## Cloakroom

Double glazed window to the front, wash hand basin, low level WC, radiator, tiled surrounds, vinyl flooring.

## Lounge

15' 10" x 12' 3" max ( 4.83m x 3.73m max )

Window to the side and double glazed sliding patio doors to the conservatory, vinyl flooring, radiator, fireplace with inset log burner.

## Conservatory

12' 9" max x 11' 1" max ( 3.89m max x 3.38m max )

Double glazed windows and double glazed patio doors to the rear garden, fitted carpet & power.

## Kitchen

11' 9" max x 8' 11" ( 3.58m max x 2.72m )

Double glazed window to the front and double glazed door to the side, a range of fitted white gloss base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, integrated oven, inset gas hob with stainless steel cooker hood over, space and plumbing for washing machine, integrated fridge freezer, radiator, tiled splashbacks, vinyl flooring.

## Bathroom

Double glazed window to the side, a fitted suite comprising panelled bath with shower unit over, vanity wash hand basin with drawer under, tiled surrounds, extractor unit, radiator, vinyl flooring.

## Bedroom One

11' 11" x 9' 10" ( 3.63m x 3.00m )

Double glazed window to the front, fitted carpet, radiator.

## Bedroom Two

10' 10" x 8' 11" ( 3.30m x 2.72m )

Double glazed window to the rear enjoying views across surrounding countryside, fitted carpet, radiator.

## Bedroom Three

11' max x 7' 3" max ( 3.35m max x 2.21m max )

Double glazed window to the rear enjoying views across surrounding countryside, fitted carpet, radiator.



## Outside

The property is approached via a shared entrance leading to the driveway, which leads to the garage and provides ample off road parking. There is an area of garden comprising laid to lawn, raised bark with mature tree. A gate gives access to the rear garden.

To the rear is a good size enclosed garden comprising large paved patio immediately off the rear of property making an ideal area for alfresco dining whilst enjoying fantastic far reaching coastal and countryside views, the paved patio continues around the side of the property. From the patio there is a large lawned garden bordered by fencing, a summerhouse with power, outside light and outside water tap.

## Location

Set in the lovely coastal area of Blue Anchor where the beach, coastline and West Somerset Steam Railway are notable attractions. Blue Anchor itself has a public house, the popular drift wood cafe and is approximately 6 miles distant from the premier resort of Minehead, which is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor National Park and the sea. Minehead offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Taunton the County town is approximately 18 miles away with main line train station and access to the motorway network.

## Council Tax Band

D

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welcome to

## Greenhayes, Carhampton Road, Blue Anchor

- Fantastic Views across the Bristol Channel & surrounding Countryside
- Popular Hamlet of Blue Anchor
- Detached Bungalow - Three Bedrooms
- Conservatory - Modern Kitchen
- Good Size Rear Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £360,000



Please note the marker reflects the postcode not the actual property

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