



Exmoor Way, Minehead TA24 8AZ

welcome to

24 Exmoor Way, Minehead

A spacious detached bungalow with generous level gardens enjoying far reaching views to North Hill at the rear offered with the benefit of full planning permission for a substantial rear extension. Driveway, garage and double glazing throughout. No onward chain complications.



Description

Positioned in this quiet, sought after, cul-de-sac the property is offered for sale with the benefit of full planning permission having been granted on 27th August 2024 under reference 3/21/24/038 for an attractive rear extension to include a dual aspect sitting room with fine North Hill views, garage extension and orangery connecting the garden and living accommodation beautifully. The existing bungalow would then offer two spacious double bedrooms, two dressing rooms, two bath/shower rooms and a well proportioned kitchen with adjacent utility room.

Entrance Porch

Covered porch with courtesy light point, double glazed door to;

Entrance Hall

Access to loft space, central heating thermostat, radiator and doors to;

Kitchen

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to rear, installed ahead of the proposed extension comprising a good range of base level storage with display shelving and storage over, island unit with breakfast bar, inset stainless steel sink unit with mixer tap, all services installed in readiness for the kitchen installation. Opening to;

Sitting Room

12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window to rear, return door to entrance hall.

Boot/Utility Room

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed window and door to side, fitted range of storage units, gas fired boiler for central heating and domestic hot water, space for washing machine, tumble dryer and fridge/freezer.

Bedroom One

13' 6" x 11' 7" (4.11m x 3.53m)

Dual aspect with double glazed windows to front and side, two radiators and access to;

Dressing Room

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to front, range of fitted hanging rails, radiator.

Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to rear overlooking rear garden, radiator.

Shower Room

Double glazed window to front, re-fitted White suite comprising oversize walk in shower with glazed enclosure and Mira shower, dual flush low level w.c., pedestal wash hand basin, fitted storage cupboard, aqua panel surrounds, radiator.

Front Garden

An attractive open plan garden with area of lawn bordered by mature shrubs, block paved driveway to garage affording off street parking, gated side access to rear garden.

Garage

18' 1" x 8' 3" (5.51m x 2.51m)

Metal up and over door to front, window to side, power and light, outside tap.

Rear Garden

The level rear garden is a feature of the property, generous in size and enjoying panoramic views from Woodcombe Combe, over North Hill and down towards the Bristol Channel, Patio area to property leading to a good expanse of lawn, bordered by mature shrubs with inset fruit trees.



Floorplan not to scale and for illustrative purposes only

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welcome to

Exmoor Way, Minehead

- Detached Bungalow in Quiet Cul De Sac Location
- Full Planning Permission For Attractive Rear Extension
- Generous Level Gardens With North Hill Views
- Gas Central Heating & Double Glazing Throughout
- Driveway & Garage - No Onwards Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£350,000



Proposed Floor Plan



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107803 - 0002

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