



Trinity Way, MINEHEAD, TA24 6GE

welcome to

8 Trinity Way, MINEHEAD

Situated within the popular modern seafront development of Trinity Way & within level walking distance of amenities & the seafront is this well presented linked-detached extended Three/Four bedroom family home. Benefiting from gas central heating, double glazing, conservatory, garden & driveway.



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, radiator, coving, staircase rising to the first floor landing with built in understairs cupboard, built in cupboard, doors to

Cloakroom

Double glazed window to side, radiator, low level WC, vanity wash hand basin with mixer tap and cupboard under, vinyl flooring.

Lounge

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to front, laminate flooring, radiator, coving, fibre point, open double doorway to

Kitchen/Dining Room

16' 5" max x 11' 1" max (5.00m max x 3.38m max)

Double glazed window to rear, double glazed patio doors to garden room, inset ceiling spotlights, laminate flooring, a modern range of cream coloured base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, integrated oven, fridge freezer, inset induction hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine and tumble dryer.

Conservatory

17' 6" x 5' 10" (5.33m x 1.78m)

Double glazed windows to side and rear overlooking the garden, double glazed double doors to rear garden, vinyl flooring, wall light points, double glazed door to

Study/Bedroom Four

11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to rear, laminate flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems, radiator, access to roof space.

First Floor Landing

Double glazed window to side, fitted carpet, coving, radiator, access to roof space, built in cupboard, doors to

Bedroom One

10' 10" max x 9' 5" max (3.30m max x 2.87m max)

Double glazed window to front, radiator, coving, fitted carpet, built in wardrobe, door to

Ensuite

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, inset ceiling spotlights, extractor unit, Aqua panelling, vinyl flooring.

Bedroom Two

9' 9" max x 9' 7" max (2.97m max x 2.92m max)

Double glazed window to rear, fitted carpet, radiator, coving, built in wardrobe.

Bedroom Three

6' 11" x 6' 9" (2.11m x 2.06m)

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

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with mixer tap and shower attachment over, vanity wash hand basin with cupboard under, low level WC, Aqua panelling, radiator, extractor unit, inset ceiling spotlights, vinyl flooring.

Outside

To the front is a driveway to side of the property leading to the garage, pathway to the front garden with raised flower and shrub beds, metal railing border to front, canopy front porch with light.

To the rear is an enclosed south facing garden comprising laid to lawn area, gravelled area with pergola, seating area, flower and shrub beds, pear and cherry trees, side garden area with gate to side, outside water tap. The garden is bordered by fencing and walling.

Small Garage

The garage has been partly converted to create a Study/4th Bedroom to the rear, accessed via the Conservatory. To the front is a small garage space 8'3" x 4'9" ideal for storage with up and over door and power.

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.



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8 Trinity Way, MINEHEAD

- Popular Modern Seafront Development
- Linked-Detached Extended Family Home
- Three/Four Bedrooms - Lounge - Kitchen/Dining Room
- Conservatory & Study
- Enclosed South Facing Garden - Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107751 - 0005

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