



Summerland Road, Minehead, TA24 5BS

welcome to

38 Summerland Road, Minehead

Situated within a popular residential street within walking distance of the town centre & its amenities is this beautifully presented period mid terrace two bedroom home. The property benefits from two reception rooms, garden room, gas central heating, enclosed courtyard garden & parking.



Front Door

Leading to

Entrance Lobby

With inner glazed door to

Entrance Hall

With laminate floor, picture rail, radiator, built in understairs cupboard, doors to

Shower Room

With a fitted suite comprising shower cubicle, low level WC, wash hand basin, extractor unit, heated towel rail, laminate floor.

Office

7' 10" max x 6' 11" max (2.39m max x 2.11m max)
Double glazed windows to side, laminate floor, radiator, access to roof space.

Lounge

13' 9" max x 11' 10" max (4.19m max x 3.61m max)
Double glazed sash bay window to front, radiator, picture rail, fitted carpet, TV points, fireplace with inset log burner set on tiled floor.

Dining Room

11' 4" x 7' 9" (3.45m x 2.36m)
Single glazed sash window to rear, radiator, fitted carpet, built in cupboards.

Kitchen

11' 5" x 7' 4" (3.48m x 2.24m)
Single glazed sash window to side, door to garden room, laminate floor, radiator, a range of white base & wall units, solid wood worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, tiled splashback, belling range style cooker with cooker hood over, integrated wine cooler, door to

Inner Hall

With double glazed window to side, laminate floor, built in cupboard with space and plumbing for washing machine, doors to shower room & office.

Garden Room

10' 7" x 7' (3.23m x 2.13m)
Double glazed french doors to garden, inset ceiling spotlights, tiled floor, underfloor heating, roof light.

First Floor Landing

With split landing with fitted carpet, picture rail, access to roof space, doors to

Bedroom One

15' 8" max x 11' 5" max (4.78m max x 3.48m max)
Double glazed windows to front, fitted carpet, two radiators, picture rail, TV point.

Bathroom

Double glazed windows to side, a modern fitted suite comprising shower cubicle, panelled bath with Victorian style mixer taps/shower attachment over, low level WC, pedestal wash hand basin, part tiled surrounds and part aqua panelling, heated towel rail, extractor unit, shaver light/point, laminate floor, access to roof space, built in airing cupboard with shelving and housing the gas fired boiler.

Bedroom Two

11' 2" x 8' 11" (3.40m x 2.72m)
Double glazed window to rear, fitted carpet, radiator, picture rail, TV point.

Outside

The property is approached via a pedestrian gate providing access to a small courtyard with gravel bed, bay tree, pathway to front door.

To the rear is an enclosed courtyard garden with garden shed, pedestrian gate leading to walled hardstanding providing off street parking with double timber gate giving access to the service lane.

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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welcome to

38 Summerland Road, Minehead

- Situated within Walking Distance of Town Centre
- Period Mid Terrace Home
- Two Reception Room - Two Bedrooms
- Partial Double Glazing - Gas Central Heating
- Enclosed Courtyard & Off Street Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£239,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107869 - 0002

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk