

CHANIN & THOMAS

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Stainton, Hopcott Road, Minehead



This is a substantial and spacious four bedroom semi detached house of individual design occupying a fine position on the edge of the town enjoying views from the front towards Hopcott and outstanding panoramic views from the rear over the town towards North Hill, Bratton Ball and the Bristol Channel.

- *Entrance Porch *Hall *Cloakroom *Sitting Room *Dining Room
- *Conservatory *Kitchen *Utility Room/Rear Lobby *4 Bedrooms *Bathroom
- *Separate WC *Gardens *Garage *Timber Garden Shed

Offers in the region of: £295,000 Freehold

Ref: 509

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PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
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2A Castle Street
NETHER STOWEY
(01278) 733050

Stainton, Hopcott Road, Minehead, Somerset, TA24 5SZ

This is a substantial and spacious four bedroom semi detached house of individual design occupying a fine position on the edge of the town enjoying views from the front towards Hopcott and outstanding panoramic views from the rear over the town towards North Hill, Bratton Ball and the Bristol Channel.

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The property is of brick and stone construction with rendered elevations under a tiled roof and benefits from double glazing, full gas fired central heating and ample power points. The accommodation is arranged on two floors as follows:

Entrance Porch:

Hall:

Cloakroom: with WC

Sitting Room: 5.56m (18'3) x 3.51m (11'6) fitted gas fire, French doors to

Conservatory: 3.34m (10'11) x 5.1m (16'9)

Dining Room: 4.2m (13'9) x 3.38m (11'1)

Part Tiled Kitchen: 4.2m (13'9) x 2.81m (9'3) single drainer sink unit (h&c) with cupboards under, work tops with cupboards and drawers under, wall cupboards, plumbing for dishwasher

Utility Room/Rear Lobby: with plumbing for washing machine, gas fired boiler for central heating and domestic hot water, door to garden

Stairs to First Floor Landing: hatch to roof space, airing cupboard housing lagged hot water cylinder and electric immersion heater

Bedroom 1: 3.96m (13') x 3.4m (11'2) range of fitted wardrobe cupboards

Bedroom 2: 3.4m (11'2) x 3.21m (10'6)

Bedroom 3: 3.59m (11'9) x 2.48m (8'2)

Bedroom 4: 3.17m (10'5) x 2.52, wash basin (h&c)

Part Tiled Bathroom: panelled bath (h&c), shower (h&c), wash basin (h&c)

Separate WC: with low level suite

Outside: The property is approached over a driveway affording car parking/turning area and to the front of the property there is an enclosed garden laid to lawn with patio area and to the rear is a further good sized lawned garden.

Garage: 4.57m (15') x 2.57m (8'5) up and over door, power point, electric light

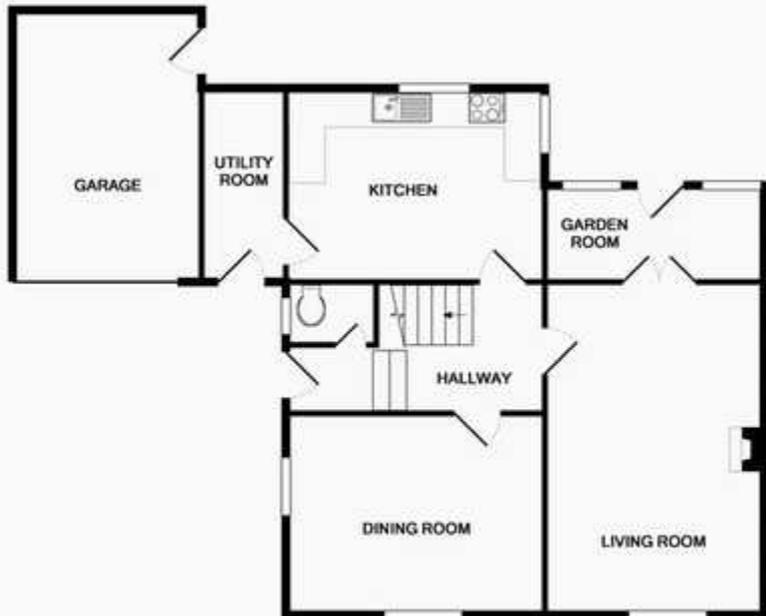
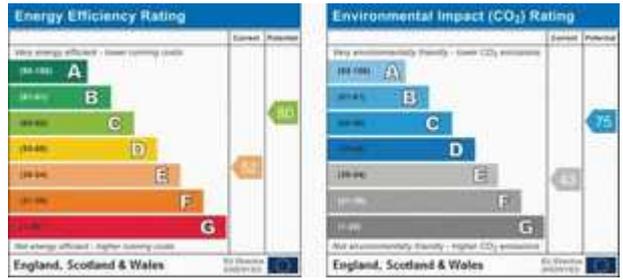
Timber Garden Shed:

Services: mains electricity, water, drainage and gas

Council Tax Band: E

Tenure: Freehold

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF
Telephone 01643 706666



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
Made with Metapix 02015

