

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

1 Glenmore Road, Minehead



This is a spacious and well maintained Late Victorian end of terraced town house situated in a level and convenient position close to the town centre and sea front.

*Entrance Vestibule *Hall *Sitting Room *Dining Room *Kitchen/Breakfast Room *Utility Room *Study/Bedroom 7 *2 Bathrooms *6 Bedrooms (two with Ensuite Shower Rooms) *Gardens *Parking for 2 Vehicles

Offers in the region of: £289,950

Ref: 246

8 The Parade
MINEHEAD
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Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

This is a spacious and well maintained Late Victorian end of terraced town house situated in a level and convenient position close to the town centre and sea front.

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 mainly stone and brick construction under a slate roof and benefits from full gas fired central heating, double glazing, ample power points and will be found to be in excellent decorative order throughout. It is ideally suited as a family residence or as a guest house/bed and breakfast establishment and the accommodation is arranged on three floors as follows:

Entrance Vestibule:

Hall: two cupboards under the stairs, built in cupboard, door to outside

Sitting Room: 4.76m (15'7) x 4.79m (15'9) into bay, tiled fireplace with fitted gas fire

Dining Room: 4.01m (13'2) x 4.75m (15'7)

Part Tiled Kitchen/Breakfast Room: 6.23m (20'5) x 3.66m (12'), single drainer sink unit (h&c) with cupboards under, work tops with cupboards and drawers under, wall cupboards, fireplace with wood burning stove, fitted airing cupboard, door to garden

Utility Room: 1.47m (4'10) x 1.84m (6') plumbing for washing machine, plumbing for dishwasher, high level storage cupboards

Tiled Bathroom: panelled bath (h&c), shower attachment, low level WC, wash basin (h&c), electric shaver point/strip light

Study (or further Bedroom): 2.64m (8'8) x 4.08m (13'5)

Stairs to First Floor Landing:

Ensuite Bedroom 1: 4.75m (15'7) into bay x 3.88m (12'9) wash basin (h&c), fitted wardrobe

Ensuite Part Tiled Shower Room: with glazed cubicle, Aqualisa shower (h&c), low level WC

Ensuite Bedroom 2: 4.03m (13'3) x 4.77m (15'8) with

Ensuite Part Tiled Shower Room: with glazed cubicle and Triton shower (h&c), wash basin (h&c), low level WC, electric strip light/shower point

Bedroom 3: 3.84m (12'7) x 3.7m (12'2) wash basin (h&c)

Bedroom 4: 2.42m (7'11) x 2.78m (9'1)

Part Tiled Bathroom: panelled bath (h&c), shower attachment (h&c), wash basin (h&c), low level WC, airing cupboard housing Worcester gas fired boiler for central heating and domestic hot water and hot water cylinder

Separate WC:

Stairs to Second Floor Landing: hatch into spacious attic

Bedroom 5: 3.87m (12'8) x 5.67m (18'7), vanity unit

Bedroom 6: 2.32m (7'7) x 2.79m (9'2) with desk top and shelving

Outside: There is a small front garden laid mainly to chipping for ease of maintenance with shrub borders and to the rear is a further enclosed garden laid to lawn with pedestrian gateway to a Local Authority maintained lane at

the side

Parking: space for two vehicles

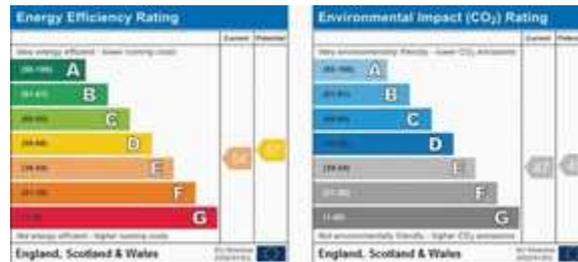
Services: electricity, water, drainage and gas

Council Tax Band: E

Tenure: Freehold

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

EMAIL ADDRESS: post@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk



These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

