

# CHANIN & THOMAS

Established 1914

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**Belvedere, 116 Cher, Minehead**



This is a substantial four bedroom detached family house occupying a fine position not far from the town centre and all its amenities, and enjoying views from the front towards North Hill and the Bristol Channel.

\*Entrance Vestibule \*Hall \*Sitting Room \*Study/Music Room \*Dining Room  
\*Kitchen \*Conservatory \*Shower Room \*4 Bedrooms \*Bathroom \*Separate  
WC \*Workshop/Utility Room \*Gardens \*Garage \*Summerhouse \*Garden  
Store

**Offers in the region of: £340,000**

Ref:949

8 The Parade  
**MINEHEAD**  
(01643) 706666  
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 substantial four bedroom detached family house occupying a fine position not far from the town centre and all its amenities, and enjoying views from the front towards North Hill 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 construction with rendered elevations under a tiled roof and benefits from full gas fired central heating, double glazing, good sized gardens to the front and rear, detached garage and the well planned accommodation is arranged on two floors as follows:

**Entrance Vestibule:**

**Hall:** cupboard under the stairs

**Sitting Room:** 5.32m (17'5) into bay x 3.51m (11'6), fireplace with fitted gas fire

**Study/Music Room:** 3.12m (10'3) x 4.39m (14'5)

**Dining Room:** 4.06m (13'4) x 3.32m (10'11)

**Part Tiled Kitchen:** 3.48m (11'5) x 3.34m (10'11) with extensive range of tiled work tops with cupboards and drawers under, wall cupboards, breakfast bar, single drainer sink unit (h&c), walk in larder cupboard, door to

**Conservatory:** 5m (16'5) x 2.3m (7'7) fully double glazed and with doors to garden

**Shower Room:** tiled cubicle with Mira shower (h&c), wash basin (h&c), low level WC

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

**Bedroom 1:** 4.3m (14'1) x 3.51m (11'6)

**Bedroom 2:** 3.49m (11'5) x 3.31m (10'10), built in wardrobe cupboard

**Bedroom 3:** 3.33m (10'11) x 3.18m (10'5)

**Bedroom 4:** 2.93m (9'7) x 1.8m (5'11) built in wardrobe

**Part Tiled Bathroom:** panelled bath (h&c), Mira shower (h&c) with glazed screen, wash basin (h&c)

**Separate WC:** with low level suite

**Outside:** The property is approached over its own driveway to a car parking/turning area and to the front of the property is an open plan lawned garden with various shrubs and to the rear is a good sized relatively level garden laid to lawns with shrubs, paved patio, ornamental fish pond and with rear pedestrian gateway to Local Authority maintained lane

**Adjoining Workshop/Utility Room:** 3.45m (11'4) x 3.44m (11'3) with plumbing for washing machine, British Gas fired boiler for central heating and domestic hot water, electric light, power points, base units, sink (h&c)

**Detached Garage:** 4.96m (16'3) x 2.78m (9'1) with remote control roller door, concrete floor, power point

**Garden Store:**

**Greenhouse:**

**Timber Summerhouse:**

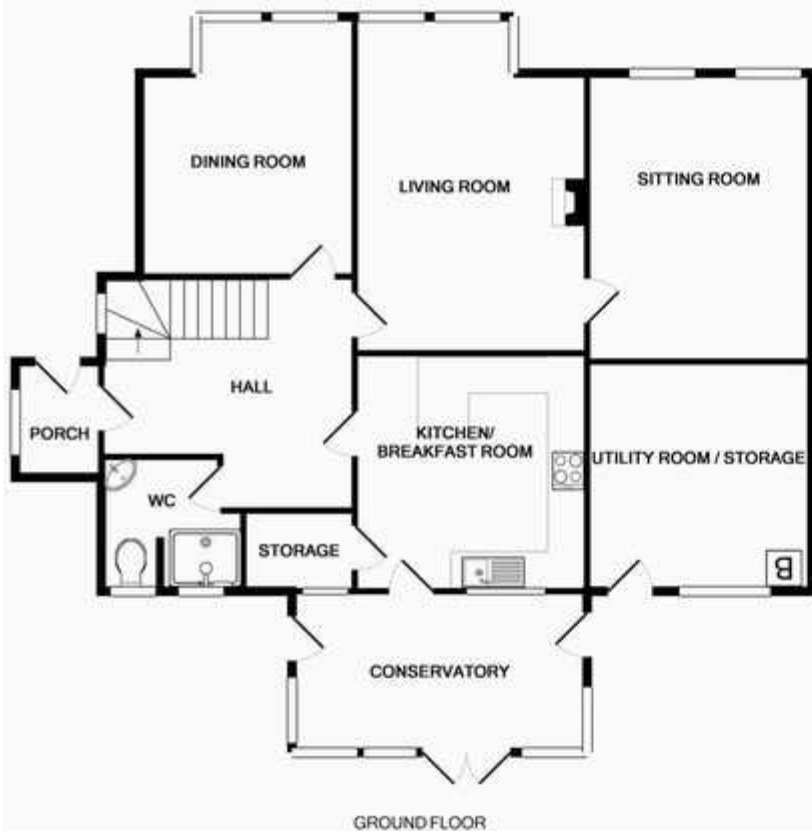
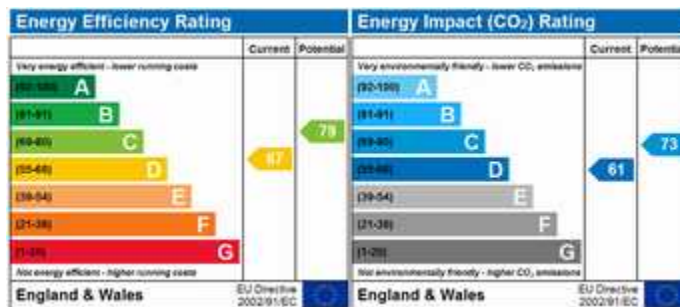
**Services:** mains electricity, water, drainage and gas

**Council Tax Band: F**

**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



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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



