

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

4 Fownes Road, Alcombe, Minehead



This is a substantial spacious four bedroom semi detached house occupying a convenient position in this favoured residential area within easy walking distance of the shopping parade at Alcombe, local schools and about half a mile from Minehead town centre and sea front.

*Entrance Vestibule *Hall *Cloakroom *Sitting Room *Dining Room
*Kitchen/Dining Room *Rear Porch *4 Bedrooms *Bathroom *Gardens
*Garage *Car Standing Area

Offers in the region of: £269,950

Ref: 994

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 spacious four bedroom semi detached house occupying a convenient position in this favoured residential area within easy walking distance of the shopping parade at Alcombe, local schools and about half a mile from Minehead 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 brick and stone construction with rendered elevations under a tiled roof and benefits from gas fired central heating, double glazing and will be found to be in good decorative order throughout. It also benefits from a good sized enclosed level rear garden and garage and the spacious accommodation is arranged as follows:

Ground Floor Entrance Vestibule:

Hall: built in cupboard under the stairs

Part Tiled Cloakroom: low level WC, wash basin (h&c)

Sitting Room: 4.63m (15'2) x 4.01m (13'2) fitted coal effect gas fire

Dining Room: 3.63m (11'11) x 3.38m (11'1) fitted gas fire, two fitted cupboards

Part Tiled Kitchen/Dining Room: 6.55m (21'6) x 3.17m (10'5) modernised and containing single drainer sink unit (h&c) with cupboards under, extensive range of work tops with cupboards and drawers under, wall cupboards, four ring gas hob (Integral double oven unit) extractor hood over, plumbing for washing machine, door to

Rear Porch: with doors to front and rear garden

Stairs to First Floor Landing: hatch to insulated and boarded roof space, linen cupboard housing Worcester gas fired boiler for central heating and domestic hot water

Bedroom 1 (Front): 3.94m (12'11) x 3.13m (10'3) fitted wardrobe cupboards with high level cupboards over and dressing table unit

Bedroom (Rear): 3.63m (11'11) x 3.37m (11'1) fitted wardrobe cupboards

Bedroom 3 (Rear): 3.99m (13'1) x 3.18m (10'5) fitted wardrobe cupboard, vanity unit (h&c)

Bedroom 4 (Front): 2.61m (8'7) x 2.59m (8'6) fitted wardrobe

Part Tiled Bathroom: panelled bath (h&c), Triton shower (h&c), wash basin (h&c), low level WC, mirror and shaver point

Outside: to the front of the property is a small enclosed garden and to the rear is a good sized large level garden laid mainly to lawns with patio and a variety of shrubs

Cold Water Tap:

Detached Garage: 5.63m (18'6) x 3.07m (10'1) with up and over door, personal door, electric light, power points, concrete floor with access over a Local Authority maintained lane to the rear and with further car standing space

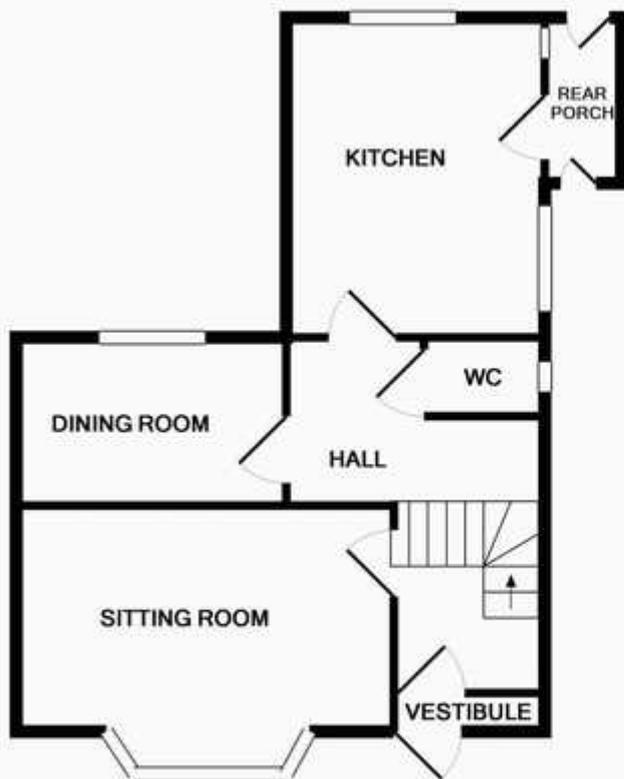
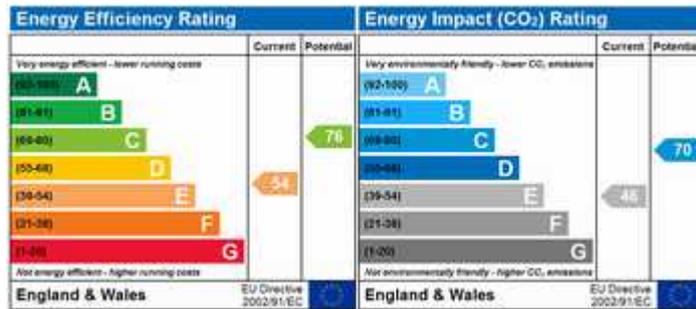
Services: mains electricity, water, drainage and gas

Council Tax band:

Tenure: Leasehold - residue of 999 year Lease at a ground rent of £2.90 per annum

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

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



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
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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

