

CHANIN & THOMAS

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CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

12 King Edward Road, Minehead



This is a well maintained and spacious three bedroom detached bungalow occupying a fine level ground position in this favoured residential area within easy walking distance of the town centre and all its amenities.

*Entrance Vestibule *Hall *Sitting Room *Kitchen *Rear Covered
Passageway *2 Brick Stores *Gardeners WC *Conservatory *3 Bedrooms
*Separate WC *Bathroom *Garage

Offers in the region of £380,000

Ref:: MT1003

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

12 King Edward Road, Minehead, Somerset, TA24 5EA

This is a well maintained and spacious three bedroom detached bungalow occupying a fine level ground position in this favoured residential area within easy walking distance of the town centre and all its amenities.

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 double glazing and electric night storage heating. The accommodation is arranged as follows:

Enclosed Entrance Vestibule:

Spacious Hall: built in cloaks cupboard, hatch to roof space

Sitting Room: 6.12m (20'1) x 4.6m (15'1) attractive fireplace, sliding glazed doors to rear garden

Part Tiled Kitchen: 3.61m (11'10) x 3.29m (10'10) single drainer sink unit (h&c), with cupboards under, work tops with cupboards and drawers under, wall cupboards, built in larder cupboard, oil fired Aga for cooking

Rear Covered Passageway: with door to front garden

2 Brick Stores:

Gardeners WC:

Conservatory: 1.73m (5'8) x 3.13m (10'3) fully double glazed and with door to garden

Bedroom 1 (Front): 4.54m (14'11) x 3.64m (11'11) range of fitted wardrobe cupboards

Bedroom 2 (Front): 3.62m (11'11) x 3.31m (10'10) fitted wardrobe cupboards and central chest of drawers

Bedroom 3 (Rear): 3.41m (11'2) x 2.92m (9'7) built in wardrobe

Separate WC: with low level suite, wash hand basin (h&c)

Part Tiled Bathroom: panelled bath (h&c), Mira shower (h&c), wash basin (h&c), heated towel rail, airing cupboard housing lagged hot water cylinder and electric immersion heater

Outside: The property is approached at the front over a brick paved driveway affording additional car parking space and the gardens to the front and rear are laid mainly to lawns with a variety of shrubs and in particular the rear garden is a good size with paved patio, lawn and shrubs.

Garage: 5.66m (18'7) x 2.94m (9'8) remote control up and over door, personal door, power points, electric light

Adjoining Lean To Store: 6.68m (21'11) x 1.98m (6'6)

Store/Workshop: 3.13m (10'3) x 3.9m (12'10) with electric light

Services: mains electricity, water and drainage are connected

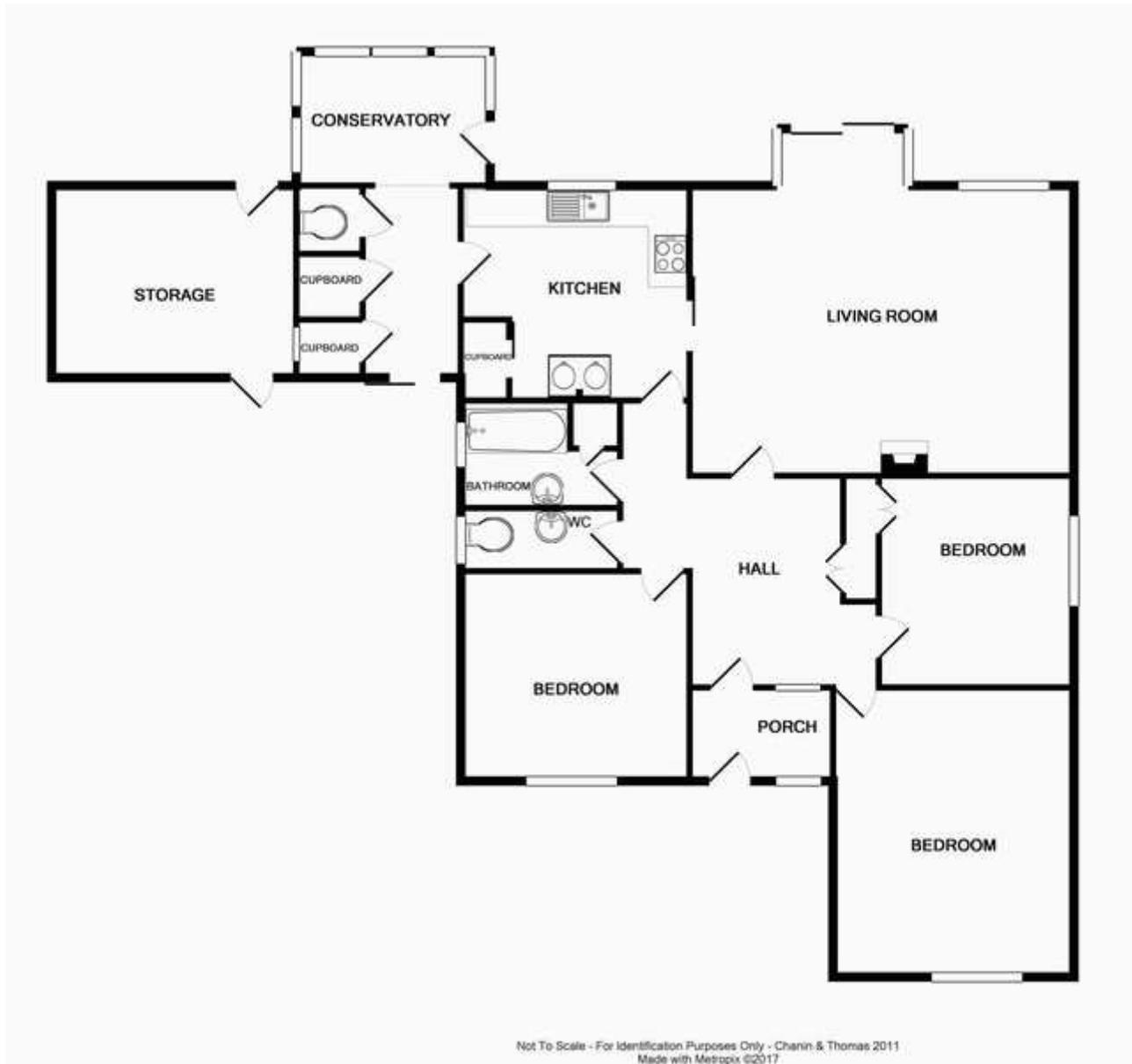
Council Tax Band:

Tenure: Freehold

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

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		86	(92-100) A
(81-91) B			(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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

