

# CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

## 1 Tree Tops, Carhampton, Minehead



This property comprises a detached bungalow situated in a convenient position in the centre of the village of Carhampton close to all amenities.

\*Entrance Hall \*Sitting Room \*2 Bedrooms \*Separate WC \*Shower Room  
\*Kitchen \*Utility Room \*Garage \*Gardens

**Offers in the region of: £165,000**

Ref: 102

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  
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2A Castle Street  
**NETHER STOWEY**  
(01278) 733050

**1 Tree Tops, Carhampton, Minehead, TA24 6LP**

**This property comprises a detached bungalow situated in a convenient position in the centre of the village of Carhampton close to all amenities.**

The village of Carhampton provides excellent facilities including Post Office/Stores, Church, Inn, and well equipped Recreation Centre and Playing Field and offers a very active community life with various clubs and a thriving cricket team. Carhampton is 3 miles from the coastal resort of Minehead with First, Middle and Upper Schools and approximately 22 miles from the County town of Taunton with its M5 motorway and mainline railway station. There is a main bus route connecting Minehead and Taunton which runs through Carhampton. The variety of the North Somerset Coast is closeby and the Quantock Hills, the first designated area of outstanding natural beauty in England, the Brendon Hills and the Exmoor National Park are all but a short drive away.

The property is of brick insulated cavity construction with part rendered elevations under a tiled roof and benefits from double glazing and part electric heating system. It contains the following accommodation:

**Entrance Hall:** hatch to insulated roof space, fitted cloaks cupboard, fitted broom cupboard

**Sitting Room:** 4.91m (16'1) x 3.11m (10'2) double aspect

**Bedroom 1:** 3.57m (11'9) x 3.06m (10')

**Bedroom 2:** 3.33m (10'11) x 3.05m (10') fitted wardrobe cupboard

**Separate WC:** with low level suite

**Fully Tiled Shower Room:** with glazed cubicle and Mira shower (h&c), wash basin (h&c), tiled floor

**Part Tiled Kitchen:** 3.35m (11') x 3.22m (10'7) single drainer sink unit (h&c) with cupboards under, work tops with cupboards under, wall cupboards, airing cupboard housing lagged hot water cylinder and electric immersion heater

**Utility Room:** 2.92m (9'7) x 1.68m (5'6) plumbing for washing machine, door to garden

**Outside:** The property is approached over a shared concrete driveway (shared with one other property) and to the front of the property is a good sized lawned garden with shrubs with a further area of lawn to the rear.

**Detached Garage:** 5.14m (16'10) x 2.86m (9'5) with remote control door, personal door, concrete floor, electric light, power point and fronted by car standing space

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

**Council Tax Band:** C

**Tenure:** Freehold

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

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