



**Parks Lane, Minehead, TA24 8BX**

**welcome to**

**Norcliffe, Parks Lane, Minehead**

Truly wonderful far reaching views over Minehead, surrounding countryside & the Bristol Channel are enjoyed by this beautifully presented detached three bedroom bungalow. The property benefits from gas central heating, double glazing, surrounding gardens, garage & parking.



## Double Glazed Front Door

Leading to

## Entrance Lobby

Double glazed windows, oak flooring, doors to sitting room & kitchen/breakfast room.

## Sitting Room

16' x 15' 7" ( 4.88m x 4.75m )

A triple aspect room with double glazed windows to front, side & rear enjoying fantastic far reaching views over Minehead, the surrounding countryside & the Bristol Channel, fitted carpet, ceiling coving, radiator, wall light points, double glazed french doors leading to the decked veranda to the front, archway to kitchen/breakfast room.

## Lounge

14' 6" x 12' ( 4.42m x 3.66m )

A dual aspect room with double glazed windows to front & side enjoying fantastic views over Minehead & surrounding countryside, fitted carpet, ceiling coving, gas fire set in decorative surrounds, radiator, wall light points, TV point, telephone point.

## Kitchen/ Breakfast Room

16' 6" max x 13' 8" max ( 5.03m max x 4.17m max )

Double glazed windows to rear, a range of fitted cream coloured base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, integrated double oven, inset hob with cooker hood over, integrated washing machine, space for fridge freezer, plumbing for dishwasher, radiator, ceiling coving, inset ceiling spotlights, oak flooring, built in cupboard, archway to sitting room, doors to

## Inner Hall

With oak flooring, ceiling coving, inset ceiling spotlights, access to roof space, doors to

## Bedroom Two

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed window to front enjoying views over Minehead & surrounding countryside, fitted carpet, radiator, ceiling coving, range of fitted full wall length wardrobes.

## Bathroom

Double glazed windows to rear, a fitted suite comprising panelled bath with shower unit over & fitted shower screen, low level WC, pedestal wash hand basin, radiator, part tiled surrounds, tiled flooring, extractor unit, ceiling coving, inset ceiling spotlights, shaver point.

## Bedroom Three

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max )

Double glazed door to front leading onto the decked veranda, radiator, ceiling coving, fitted carpet, wall light points.

## Inner Lobby

With fitted carpet, radiator, doors to ensuite shower room & bedroom.

## Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor unit, tiled surrounds, tiled flooring, ceiling coving, radiator, inset ceiling spotlights.

## Bedroom One

13' 11" x 11' 11" max ( 4.24m x 3.63m max )

A dual aspect room with double glazed windows to side & rear, fitted carpet, ceiling coving, radiator.

## Outside

The property is approached via double electric wrought iron gates giving access to the tarmac driveway offering off road parking. From the driveway access to the garage which has planning permission for a replacement garage which has been partly built, bungalow & gardens can be found.

The property proudly sits within good size gardens with garden to front, side & rear of the property. Immediately to the front of the bungalow is a full width decked veranda making an ideal area for alfresco dining whilst enjoying fantastic far reaching views over Minehead, surrounding countryside & the Bristol Channel, steps from the veranda lead down to

the front garden which is mainly laid to lawn with flower & shrubs beds, mature trees, gravel area with steps leading down to the garage, the garden is bordered by walling & fencing.

From the decked veranda a pedestrian gate gives access to the side of the bungalow with a timber garden shed & pathway leading around to the rear of the bungalow. The rear garden comprises of raised flower & shrub beds, laid to lawn area, mature hedging & is bordered by fencing, outside water tap, lighting & a raised patio area to the rear of the driveway.

## Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

## Council Tax Band

E



**view this property online** [fox-and-sons.co.uk/Property/MIH106365](http://fox-and-sons.co.uk/Property/MIH106365)



welcome to

## Norcliffe, Parks Lane, Minehead

- Elevated Position on the Outskirts of Minehead Town Centre
- Detached Three Bedroom Bungalow
- Fantastic Far Reaching Views - Two Reception Rooms
- Ensuite Shower Room - Bathroom - Gas Central Heating
- Surrounding Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH106365](https://fox-and-sons.co.uk/Property/MIH106365)



Property Ref:  
MIH106365 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)