



**Summerland Avenue, Minehead, TA24 5BN**

**welcome to**

**68 Summerland Avenue, Minehead**

Located in a popular and well established residential area conveniently located to Minehead town centre is this attractive end of terrace residence offering well proportioned accommodation.

The property provides a comfortable & versatile layout, ideal for personalisation & a range of buyers.



### **Front Door**

Leading to

### **Entrance Lobby**

With inner door to

### **Entrance Hall**

With fitted carpet, radiator, staircase rising to first floor landing, door to

### **Lounge**

15' 10" max x 14' 2" max ( 4.83m max x 4.32m max )

Double glazed bay window to front, fitted carpet, period fireplace, radiator, picture rail.

### **Kitchen**

14' 4" max x 12' 1" max ( 4.37m max x 3.68m max )

Door to garden, a range of fitted base and wall units, worktop surfaces, rangemaster cooker, space and plumbing for washing machine, space for undercounter fridge and freezer, centre island with breakfast bar, tiled splashbacks, vinyl flooring, built in cupboard with gas fired boiler, built in understairs cupboard, archway to dining room.

### **Dining Room**

11' max x 8' 5" ( 3.35m max x 2.57m )

Double glazed window to side, fitted carpet, radiator, open plan to lobby area with fitted carpet, radiator, doors to

### **Bedroom One**

11' 1" x 8' 11" ( 3.38m x 2.72m )

Double glazed windows to rear, radiator, fitted carpet.

### **Shower Room**

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor unit, radiator, part tiled surrounds, vinyl flooring.

### **First Floor Landing**

Double glazed windows to side, fitted carpet, radiator, staircase rising to second floor landing, doors to

### **Lounge**

18' 7" max x 15' 11" max ( 5.66m max x 4.85m max )

Double glazed bay window to front and double glazed window to front, fitted carpet, period fireplace, fibre point, built in cupboards, two radiators.

### **Kitchen**

12' 1" x 8' 3" max ( 3.68m x 2.51m max )

Double glazed window to rear, a range of fitted white base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, double oven, inset electric hob with cooker hood over, vinyl flooring.

### **Bedroom Two**

11' 5" x 11' 1" max ( 3.48m x 3.38m max )

Double glazed window to rear, fitted carpet, radiator.

### **Shower Room**

A fitted suite comprising pedestal wash hand basin, panelled bath with shower unit over and fitted shower screen, part tiled surrounds, radiator, low level WC, vinyl flooring, extractor unit.

### **Second Floor Landing**

With fitted carpet, radiator, built in cupboards, doors to

### **Bedroom Three**

10' 9" x 8' 10" ( 3.28m x 2.69m )

Double glazed window to side, fitted carpet, radiator, built in cupboard.

### **Shower Room**

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled surrounds, extractor unit, vinyl flooring, radiator.

### **Bedroom Four**

19' 7" + Recess Area x 18' 8" max ( 5.97m + Recess Area x 5.69m max )

Double glazed windows to front and rear, fitted carpet, double glazed skylight window, two radiators, exposed beams.

### **Outside**

To the is a small area of garden to the front with a side gate giving access to the rear. The rear garden has been laid with artificial grass with ease of maintenance in mind and benefits from a timber garden shed. A wooden gate to the rear allows access to the rear lane. There is parking for one vehicle.

### **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.



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## 68 Summerland Avenue, Minehead

- Conveniently Positioned Close to Minehead Town Centre
- Period End of Terrace Residence
- Spacious & Versatile Accommodation
- Double Glazing - Gas Central Heating
- Four Bedrooms - Three Bathrooms - Enclosed Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107528 - 0003

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