



Bampton Street, Minehead, TA24 5TU

welcome to

70 Bampton Street, Minehead

Situated within a popular residential area within walking distance of the edge of Minehead town centre & its amenities is this beautifully presented three bedroom family home enjoying a delightful rear garden & benefitting from double glazing, garden room & a double garage.



Double Glazed Stable Door

Leading to

Entrance Lobby

With fitted carpet, inner door to

Entrance Hall

With fitted carpet, night storage heater, staircase rising to the first floor landing with built in understairs cupboard, understairs storage area, doors to

Dining Room

11' 6" max x 11' 1" (3.51m max x 3.38m)

Double glazed patio doors to the garden room, night storage heater, fitted carpet, archway to lounge.

Lounge

13' 7" max x 11' 1" To Fireplace (4.14m max x 3.38m To Fireplace)

Double glazed bay window to front, fitted carpet, fibre point, wall light points, fireplace with open fire.

Kitchen

10' 9" x 7' 4" (3.28m x 2.24m)

Stable door to garden room, window to side, a range of fitted base and wall units, display cabinets, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated oven, inset hob with cooker hood over, space and plumbing for washing machine, integrated fridge.

Breakfast Room

7' 8" x 5' 8" (2.34m x 1.73m)

Double glazed window to rear, wall mounted electric heater.

Garden Room

10' 8" x 6' 2" (3.25m x 1.88m)

Double glazed patio doors to the rear garden, tiled flooring, light and power.

First Floor Landing

With fitted carpet, night storage heater, access to roof space, doors to

Bedroom One

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Double glazed window to rear, fitted carpet.

Bedroom Two

11' 9" x 9' 4" max (3.58m x 2.84m max)

Double glazed window to front, fitted carpet, built in wardrobes with cupboards over, wall mounted electric heater.

Bedroom Three

8' 4" x 6' max (2.54m x 1.83m max)

Double glazed window to front, fitted carpet.

Bathroom

Double glazed window to rear, exposed floorboards, a modern fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, roll top bath with clawed feet and mixer tap/shower attachment over, built in airing cupboard, wall mounted electric heater.

Garage

13' 3" max x 17' 6" (4.04m max x 5.33m)

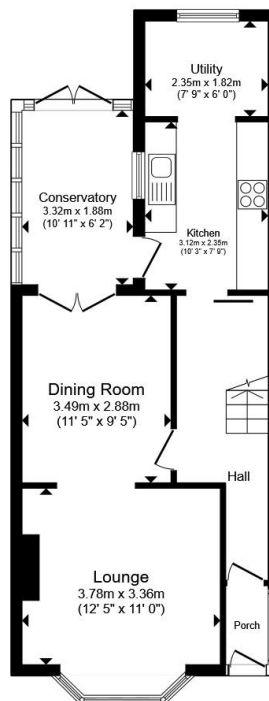
With electric roller door, personal door to side, double glazed patio doors to the rear garden, light and power.

Outside

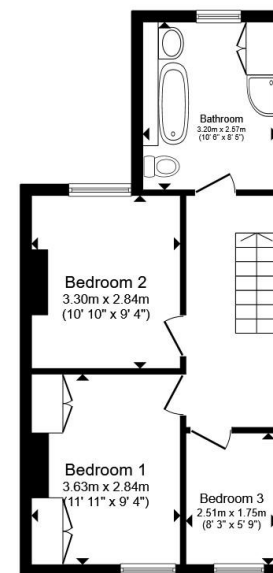
Approached via a pedestrian gate giving access to a small walled courtyard and access to the front door. To the rear of the property is a delightful enclosed garden comprising paved patio area, outside water tap, laid to lawn, flower and shrub beds, trees and a summerhouse. To the rear of the garden is access to the double garage.

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.



Ground Floor



First Floor



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welcome to

70 Bampton Street, Minehead

- Walking Distance of Town Centre & its Amenities
- Period Mid Terrace Family Home
- Three Bedrooms - Lounge - Dining Room
- Double Glazing - Kitchen - Breakfast Room
- Delightful Enclosed Rear Garden - Double Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107806 - 0002

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