

7 Park Street, Minehead, Somerset, TA24 5NQ Tel: 01643 704400



Council Tax Band: E

Somerset. TA4. Tel/ 01643 703704 West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

mains drainage, gas fired central heating.

Mains water with meter, mains electricity,

Services:

with vacant possession on completion.

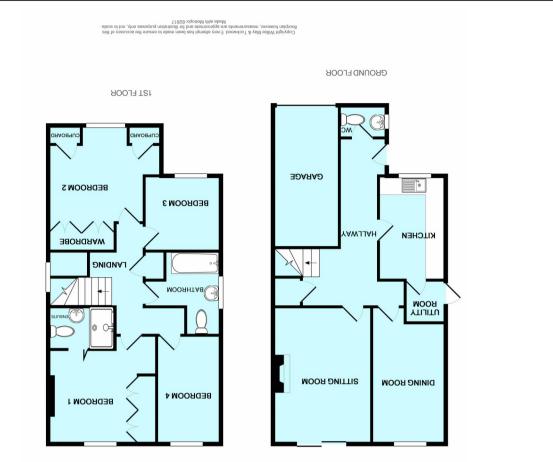
The property is offered for sale freehold, by private treaty

GENERAL REMARKS AND STIPULATION

Price: £299,950

Minehead | Somerset | TA24 6EB Chestnut Way, Alcombe,





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DESCRIPTION: Coming to the market for the first time since it was built in 1999, this property is a well-presented, four bedroom detached house situated in an elevated position on the outskirts of Minehead which has undergone numerous improvements over the last few years by the current owners. The property benefits from gas fired central heating and double glazing throughout, two reception rooms, a cloakroom and utility room, an en-suite to the master bedroom, an integrated garage with off road parking, gardens to the front and rear and superb, far reaching views over the town, the surrounding countryside and towards the coast. The property is also offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with stairs to the first floor, under stairs cupboard, tile effect laminate flooring and doors to all principal rooms. The Cloakroom is fitted with a suite comprising low level wc and pedestal wash hand basin with opaque window to the side. The Sitting Room is to the rear of the property with sliding patio doors leading to a raised decked area affording stunning views over the town, the surrounding countryside and the coast, a feature fire place with stone surround and hearth and tile effect laminate flooring. The Dining Room is also to the rear of the property with window affording stunning views and laminate flooring. The Kitchen is fitted with a range of matching wall and base units, one and half bowl sink and drainer inset into work surfaces with tiled surrounds, integrated appliances to include fridge, freezer, dishwasher and double oven with gas hob. There is also a window to the side and door into the Utility Room which is fitted with a matching range of base and wall and units, work surface, space and plumbing for washing machine and door to outside.

To the first floor there is a good-sized landing area with access to the roof space, airing cupboard and doors to all rooms. Bedroom 1 is to the rear of the property with wonderful, panoramic views, two fitted wardrobes and door to an en-suite Shower Room. Bedroom 2 is to the front of the property with two fitted wardrobes and two eaves storage cupboards. Bedroom 3 has an aspect to the front and Bedroom 4 has

an aspect to the rear with wonderful views. The Bathroom is fitted with a suite comprising bath with shower over, low level wc and pedestal wash hand basin with obscured window to the side.

Outside to the front of the property there is a tarmac drive providing for off road parking leading to the integrated garage. The remainder of the front garden is laid with slate shingle for ease of maintenance. A pathway leads to the front door and then on round the property to the rear. Immediately outside the Sitting Room there is a raised decked area with wonderful, panoramic views with steps leading down to a patio area. The remainder of the rear garden is laid to lawn.

SITUATION: Alcombe is on the outskirts of the popular town of Minehead. Alcombe itself benefits from a parade of shops, schools, churches and a public house. Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn right and follow the road around to the right as it becomes Friday Street and proceed up the hill and out to Alcombe. Upon reaching the mini-roundabout take the second exit and then turn immediately left into Staunton Road. Proceed towards the top of the hill and take the first right hand turn into Chestnut Way where the property will be found on the right hand side.







A beautifully presented, two reception room, four bedroom modern detached property situated in an elevated position on the outskirts of Alcombe with garage, off road parking and wonderful, panoramic views.

The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION [All measurements are approximate], ENTRANCE HALL, CLOAKROOM, SITTING ROOM 14'6" (4.41m) x 11'5" (3.47m) DINING ROOM 12'6" (3.81m) x 9'6" (2.89m)

KITCHEN 12'2" (3.70m) x 8'5" (2.56m) UTILITY ROOM 6'1" (1.85m) x 5'2" (1.57m)

FIRST FLOOR LANDING, BEDROOM ONE 13'8" (4.16m) x 11'10" (3.60m) EN-SUITE SHOWER ROOM

BEDROOM TWO 15'2" (4.62m) x 13'5" (4.08m) BEDROOM THREE 9'2" (2.79m) x 9'1" (2.76m)

BEDROOM FOUR 11'10" (3.60m) x 7'6" (2.28m) BATHROOM