



Poundfield Road, Minehead TA24 5ER

welcome to

52 Poundfield Road, Minehead

**** STAR BUY **** Situated within a popular area enjoying views over Minehead & towards the Bristol Channel is this semi-detached three bedroom home in need of some finishing work. The property benefits from a new gas central heating system and rewire in 2023, generous rear garden & off road parking.



Front Door

Leading to

Entrance Hall

With fitted carpet, window to side, picture rail, radiator, staircase rising to first floor landing, built in understairs cupboard, doors to

Dining Room

11' 11" x 10' (3.63m x 3.05m)

Double doors to conservatory, exposed floorboards, picture rail, shelving fitted in recess, bricked fireplace, double doors to

Lounge

13' 7" max x 13' max (4.14m max x 3.96m max)

Double glazed bay window to front, radiator, exposed floorboards, wall light points, picture rail, bricked fireplace with inset log burner.

Conservatory

11' 5" x 8' 8" (3.48m x 2.64m)

Windows to side and rear, double doors to rear garden, vinyl flooring, power.

Kitchen

16' 7" x 9' 7" (5.05m x 2.92m)

Windows to side, double glazed bi-folding doors to rear garden, a range of fitted base and wall units with worktop surfaces, integrated oven, inset gas hob, inset sink unit with mixer taps, space for fridge freezer, radiator,

First Floor Landing

Window to side with views towards Bristol Channel, exposed floorboards, built in linen cupboard, doors to

Bedroom One

14' max x 10' 11" max (4.27m max x 3.33m max)

Double glazed windows to front, exposed floorboards, wall light points, period feature fireplace.

Bedroom Two

12' x 11' max (3.66m x 3.35m max)

Double glazed window to rear, exposed floorboard, radiator.

Bedroom Three

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to front, exposed floorboards, radiator, built in cupboard.

Bathroom

Window to side with views towards the Bristol Channel, panelled bath, low level WC, pedestal wash hand basin, vinyl flooring, heated towel rail, extractor unit.

Outside

To the front is a driveway with access to the workshop and steps leading to the front door. There is a small enclosed garden to the front.

To the rear is a good size enclosed garden comprising laid to lawn, decked seating area with summerhouse, flower and shrub beds, outside WC, personal door to the workshop. From the garden views over Minehead and the Bristol Channel can be enjoyed, the garden is bordered by fencing.

Workshop

With door to front and door to rear garden, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

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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52 Poundfield Road, Minehead

- Popular Residential Area of Minehead
- Enjoying Views over Minehead & towards the Bristol Channel
- Semi-Detached Three Bedroom Home
- Gas Central Heating - Two Reception Rooms
- Workshop - Off Road Parking - Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107644 - 0006

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