



Parklands Rise, Minehead, TA24 8UD

welcome to

34 Parklands Rise, Minehead

Situated within a popular residential area on the outskirts of Minehead, this well-presented three-bedroom semi-detached home offers comfortable accommodation, an enclosed rear garden, garage and off-road parking. Conveniently located on the outskirts of Minehead town centre.



Double Glazed Front Door

Leading to

Entrance Hall

With built in cupboard, radiator, doors to

Cloakroom

Double glazed window to side, low level WC, radiator, vanity wash hand basin with cupboard under.

Kitchen

8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to front, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for fridge freezer, wall mounted Vaillant gas fired boiler, tiled floor.

Lounge

15' 6" x 13' 10" (4.72m x 4.22m)

Double glazed windows to rear and side, double glazed door to rear garden, two radiators, laminate flooring, spiral staircase rising to first floor landing.

First Floor Landing

With fitted carpet, access to roof space, doors to

Bedroom One

13' 11" x 7' 10" (4.24m x 2.39m)

Double glazed windows to rear, fitted carpet, radiator, built in airing cupboard.

Bedroom Two

8' 11" max x 7' 6" max (2.72m max x 2.29m max)

Double glazed window to front, radiator, fitted carpet.

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to front, fitted carpet, radiator.

Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, shaver point, extractor unit, vinyl flooring.

Outside

The property is approached via a driveway offering off street parking, access to the garage. To the side of the driveway is a small garden and pathway leading to the front door.

To the rear is an enclosed garden which is predominately laid to lawn with a gravel area and a patio area immediately off the rear of the property making an ideal area for alfresco dining and enjoying views towards North Hill, a pedestrian door provides access to the garage.

Garage

16' 7" x 8' 7" (5.05m x 2.62m)

With up and over door, power, door to rear garden.

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

Garage



view this property online fox-and-sons.co.uk/Property/MIH107907



welcome to

34 Parklands Rise, Minehead

- Residential location on the outskirts of Minehead
- Semi-Detached Home
- Three Bedrooms - Lounge - Cloakroom
- Double Glazing - Gas Central Heating
- Enclosed Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107907



Property Ref:
MIH107907 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk