



Poundfield Road, Minehead, TA24 5ES

welcome to

59 Poundfield Road, Minehead

Situated within an elevated position enjoying fantastic far reaching views towards the Bristol Channel & the surrounding countryside is this beautifully presented detached four bedroom family home benefitting from two reception rooms, gas central heating, double glazing, gardens & off street parking



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed windows, tiled floor, inner door leading to

Entrance Hall

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

Lounge

13' 7" max x 13' 4" max (4.14m max x 4.06m max)
Double glazed bay window to front, fitted carpet, picture rail, radiator, period fireplace with tiled hearth.

Dining/ Sitting Room

26' max x 11' 2" max (7.92m max x 3.40m max)
Double glazed windows to rear and side, exposed floorboards, two radiators, period fireplace with tiled hearth, double glazed door to the conservatory.

Kitchen

18' 8" x 8' 2" (5.69m x 2.49m)
Double glazed patio doors to the conservatory, stable door to the utility room, a modern range of fitted base and wall units, granite worktop surfaces, integrated fridge freezer, integrated dishwasher, inset one and half bowl sink unit, range style cooker with cooker hood over, tiled splashbacks, concealed under lighting, base cupboard incorporating drawers, radiator.

Conservatory

8' 11" max x 8' 7" max (2.72m max x 2.62m max)
Double glazed windows, double glazed sliding door to the rear garden, double glazed door to the dining/sitting room, cork tiled floor, light and power.

Utility Room

16' 8" max x 6' 10" max (5.08m max x 2.08m max)
Double glazed door to the rear garden, double glazed window to rear, a range of fitted base units, worktop surface, inset sink unit, space and plumbing washing machine, space for fridge freezer, tiled floor, part tiled surrounds, door to shower room, door to workshop.

Shower Room

A fitted suite comprising shower cubicle, heated towel rail, wash hand basin, low level WC, tiled surrounds, extractor unit, cork tiled floor.

Workshop

11' 3" x 7' 10" (3.43m x 2.39m)
With wall mounted gas fired boiler, hot water cylinder with solar iboost control, power.

First Floor Landing

Double glazed window to side, picture rail, fitted carpet, doors to

Bedroom One

13' 2" x 10' 10" (4.01m x 3.30m)
Double glazed windows to side and rear enjoying fantastic far reaching views towards surrounding countryside and the Bristol Channel, fitted carpet, radiator.

Bedroom Two

11' 3" max x 10' 11" max (3.43m max x 3.33m max)
Double glazed windows to front and side, fitted carpet, picture rail, period fireplace, radiator.

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)
Double glazed window to front, picture rail, radiator, fitted carpet.

Bedroom Four

12' 5" max x 6' 8" max (3.78m max x 2.03m max)
Double glazed window to side, fitted carpet, radiator, built in wardrobes, built in cupboard.

Bathroom

8' 4" max x 8' 2" max (2.54m max x 2.49m max)
A modern fitted suite comprising walk in shower cubicle, pedestal wash hand basin, low level WC, tiled floor, part tiled surrounds, heated towel rail, radiator, built in linen cupboard, access to roof space.

Outside

The property is approached via double gates giving access to the driveway. The front garden is of low maintenance with a small walled boundary to the front, gate to the side gives access to the side and rear gardens.

To the side of the property is a paved patio and timber garden shed with pathway leading to the rear. The enclosed rear garden comprises paved patio immediately off the rear of the property with canopy sun blind, steps lead down to a further paved patio area and laid to lawn, flower and shrub beds, various trees and bordered by fencing and hedging. From the garden far reaching views towards the Bristol Channel and the surrounding countryside can be enjoyed.

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.

Council Tax Band

D



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welcome to

59 Poundfield Road, Minehead

- Popular Residential Area of Minehead
- Fantastic Far Reaching Views
- Beautifully Presented Detached Family Home
- Four Bedrooms - Two Reception Rooms - Conservatory
- Gardens - Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107197 - 0004

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