



College Close, Minehead, TA24 6SX

welcome to

39 College Close, Minehead

Situated within a popular modern development on the outskirts of Minehead is this beautifully presented two bedroom coach house built by Summerfield Homes. The property benefits from open plan living room/kitchen, gas central heating, double glazing, garage & off road parking, enclosed garden.



Double Glazed Front Door

Leading to

Entrance Lobby

With tiled flooring, radiator, staircase rising to first floor landing, integral door to garage.

First Floor Landing

Double glazed window to rear, fitted carpet, built in cupboard, radiator, built in airing cupboard, doors to

Living Room/Kitchen

18' 4" x 13' (5.59m x 3.96m)

Double glazed window to front and double glazed double doors to rear with Juliet balcony, laminate flooring, two radiators, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space for washing machine, space for fridge freezer, integrated electric oven, inset gas hob with cooker hood over, tiled splashbacks, wall mounted gas fired boiler in matching cupboard.

Bedroom One

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed window to front, fitted carpet, radiator, built in cupboard.

Bedroom Two

14' 8" max x 9' 9" max (4.47m max x 2.97m max)

Double glazed window to front, radiator, fitted carpet, access to roof space.

Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with shower unit over and fitted shower screen, wash hand basin, low level WC, part tiled surrounds, extractor unit, shaver point, radiator, laminate floor.

Garage

18' 7" x 8' 11" (5.66m x 2.72m)

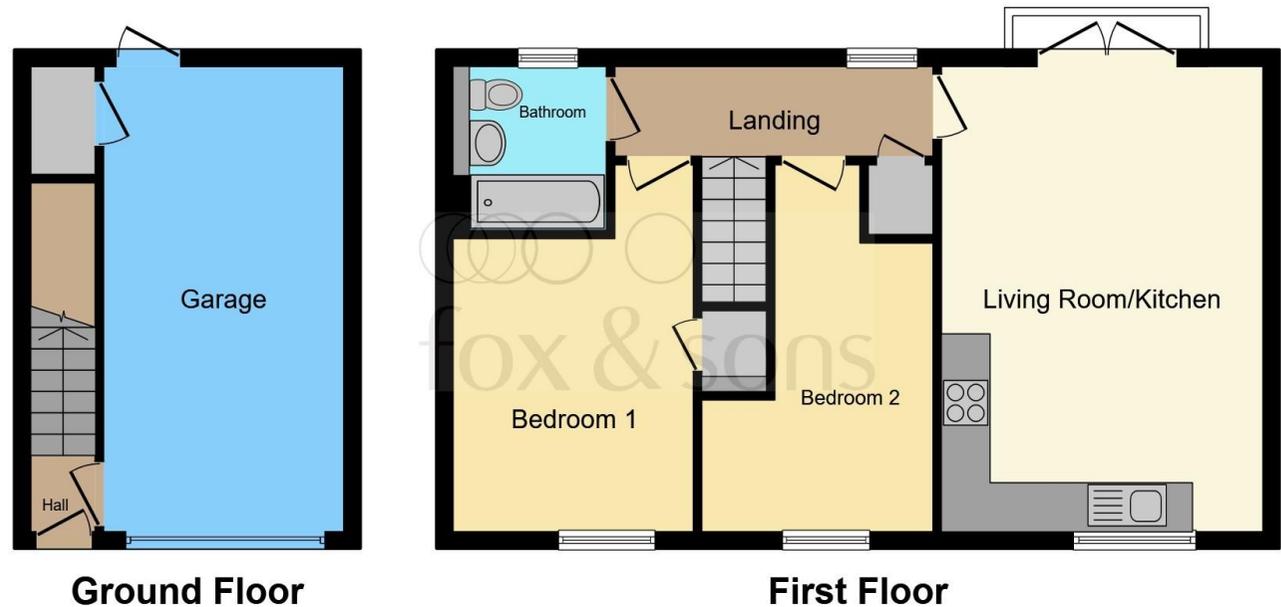
Currently being used as a hobbies room with a false wall in front of the garage door which can be easily removed), light and power, built in understairs cupboard with light, door to enclosed rear garden.

Rear Garden

Comprising of paved patio and gravelled garden, outside light, bordered by fencing and gate to side.

Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

39 College Close, Minehead

- Popular Modern Development - Outskirts of Minehead
- Coach House - Two Bedrooms
- Open Plan Living Room/Kitchen
- Gas Central Heating - Double Glazing
- Enclosed Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107622 - 0002

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