Periton Road, Minehead, TA24 8DT

fox & sons

welcome to

Moorside, Periton Road, Minehead

An impressive and well-proportioned detached family residence set along the highly desirable Periton Road, one of Minehead's most sought-after residential addresses. Offering generous accommodation, landscaped gardens and beautiful views towards the surrounding hills.

Period Front Door
Leading to

Entrance Hall
With exposed floorboards, staircase rising to first floor landing, doors to

Lounge
17' 1" max x 14' 4" max (5.21m max x 4.37m max)
Double glazed bay window to front, fitted carpet, picture rail, two radiators, gas fire set in decorative surrounds.

Dining Room
14' max x 12' 10" max (4.27m max x 3.91m max)
A duel aspect room with double glazed window to front and double glazed bay window to side, fitted carpet, picture rail, radiator.

Breakfast Room
14' 4" max x 11' 4" (4.37m max x 3.45m)
With exposed floorboards, radiator, broadband point, bricked fireplace with bricked hearth, door to kitchen, period servant butler bell box, open plan to

Garden Room
12' 11" x 11' 1" (3.94m x 3.38m)
Double glazed window to side and rear, double glazed sliding patio door to side, TV point, inset ceiling spotlights, wooden flooring, radiator.

Kitchen
17' 3" max x 14' 4" max (5.26m max x 4.37m max)
Double glazed window to rear with views towards North Hill, Double glazed door to the rear garden, a modern range of fitted cream coloured base and wall units, granite worktop surfaces, inset sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, centre island with cupboards and granite worktop surfaces, inset ceiling spotlights, extractor unit, inset electric oven, range style cooker with cooker hood over, radiator, wooden flooring, built in understairs cupboard, double glazed door to rear garden, wall mounted gas fired boiler, door to

Cloakroom
With double glazed window to side, low level WC, wash hand basin, wooden flooring, radiator, extractor unit.

First Floor Landing
Double glazed window to front and rear enjoying fantastic views over Minehead, fitted carpet, picture rail, access to roof space, radiator, built in airing cupboard, doors to

Store Cupboard
With fitted carpet, shelving and double glazed window to rear.

Bedroom One
14' 9" max x 14' 3" max (4.50m max x 4.34m max)
Double glazed bay window to front, fitted carpet, radiator, picture rail, door to

Ensuite Shower Room
Double glazed window to side, a fitted suite comprising tiled flooring, vanity wash hand basin with mixer tap and cupboard under, heated towel rail, low level WC, shower cubicle, extractor unit, inset ceiling spotlights, tiled flooring.

Bedroom Two
15' max x 13' 4" max (4.57m max x 4.06m max)
A duel aspect room with double glazed window to front and double glazed bay window to side with views towards the Bristol Channel in the distance, fitted carpet, picture rail, radiator.

Bedroom Three
12' 7" x 8' 2" (3.84m x 2.49m)
Double glazed window to rear with views over Minehead, fitted carpet, radiator, picture rail, feature fireplace.

Bedroom Four
11' 4" x 6' 4" (3.45m x 1.93m)
Double glazed window to rear with views over Minehead, fitted carpet, radiator, built in cupboard.

Bathroom
A modern fitted suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, extractor unit, tiled flooring, part tiled surrounds, inset ceiling spotlights.

Outside
The property is approached via a gated entrance leading to a blocked paved sweeping driveway leading to the house and detached garage. to the front of the property the garden is mainly laid to lawn garden with mature flower and shrub beds, mature trees, patio area with feature red phone box. The covered area to the front of the property gives access to the front door and provides a seating area.

To the side of the garage is a pedestrian gate giving access to a patio area with access to the rear garden. To the right side of the property is a pathway leading to a paved patio with low stone wall, covered seating area and fishpond, gravel area, outside water tap, laid to lawn, raised patio area with railings immediately off the rear of the kitchen. To the rear there is a large garden comprising covered seating patio area ideal for alfresco dining, two further patio areas, various flower and shrub beds, laid to lawn, path leading to lower section of garden with paved patio, summerhouse, laid to lawn, fruit trees, summerhouse, garden shed and greenhouse, vegetable/soft fruits bed, the garden is bordered by hedging and walling.

Detached Garage
18' 7" x 10' 3" (5.66m x 3.12m)
With electric roller door, light and power, window to rear, overhead storage area, personal door 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.

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

Moorside, Periton Road, Minehead

- Sought-After Location
- Detached Family Residence - Three Reception Rooms
- Four Bedrooms - Ensuite - Garden Room
- Family Kitchen - Gas Central Heating - Double Glazing
- Beautiful Landscaped Gardens - Stunning Views

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£650,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107608 - 0002

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