



**Exmoor Way, Minehead, TA24 8AZ**

**welcome to**

**15 Exmoor Way, Minehead**

Enjoying far reaching views over Minehead & North Hill towards the Bristol Channel is this beautifully presented Three bedroom detached bungalow benefiting from a re-fitted kitchen & shower room, gas central heating, double glazing, lovely South facing gardens, driveway & garage - No onward chain,



### Entrance Porch

Double glazed enclosed entrance porch with courtesy light and replacement composite door to:

### Entrance Hall

Access to loft space, central heating thermostat, radiator, doors to:

### Sitting Room

13' x 11' 6" ( 3.96m x 3.51m )

Enjoying a double aspect with double glazed windows to side and front with superb far reaching views over Minehead and North Hill towards the Bristol Channel, feature fire place with tiled hearth, TV aerial point, radiator.

### Snug

8' 4" x 8' 3" ( 2.54m x 2.51m )

Double glazed window to front with matching far reaching views, radiator, serving hatch to kitchen.

### Kitchen

9' 8" x 9' 2" ( 2.95m x 2.79m )

Double glazed window and door to side, beautifully re-fitted range of grey shaker style wall and base level units, complimented by marble effect work surfaces, inset four ring touch control hob with hood above, eye level Bosch double oven, integrated concealed dishwasher and fridge freezer, space for washing machine, recessed sink, attractive tiled splashbacks, shelved larder cupboard, cupboard housing replacement gas fired boiler for central heating.

### Dining Room/Bedroom Three

12' 6" x 10' 7" ( 3.81m x 3.23m )

Window and door giving access to conservatory and gardens beyond, Radiator.

### Conservatory

11' 4" x 8' 1" ( 3.45m x 2.46m )

Enjoying a south facing aspect with views over the rear garden, double doors to patio, power and light.

### Bedroom One

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to rear over looking the rear garden, excellent range of fitted and recessed wardrobes, radiator.

### Bedroom Two

10' 4" x 8' 1" ( 3.15m x 2.46m )

Double glazed window to rear over looking the rear garden, radiator

### Shower Room

Double glazed window to front, attractive re-fitted suite comprising glazed enclosed shower cubicle with rainfall and rinsing showers, period style low level WC and vanity wash hand basin, heated towel rail, tiled surrounds.

### Garage

Attached single garage with double glazed window to side, electric roller shutter door, power and light.

### Front Garden

Open plan front garden, laid mainly to lawn with driveway to garage affording off street parking for several vehicles.

### Rear Garden

Enjoying a sunny Southerly aspect and a good degree of privacy, patio area to the rear of the bungalow ideal for al-fresco dining, good expanse of lawn with good quality fence enclosed boundaries and recently installed timber workshop.

### Council Tax Band D



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## 15 Exmoor Way, Minehead

- Beautifully Presented Detached Bungalow
- Fine Views Over Minehead Towards Bristol Channel
- Sitting Room - Snug - Conservatory - Re-Fitted Kitchen
- Three Bedrooms - Re-Fitted Shower Room
- South Facing Gardens - Garage & Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107056 - 0007

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