



Paganel Close, MINEHEAD, TA24 5HD

welcome to

7 Paganel Close, MINEHEAD

Peacefully positioned within one of Minehead's most sought-after residential areas is this well presented semi-detached two bedroom bungalow combining spacious & comfortable living accommodation whilst enjoying a fantastic landscaped rear garden, lovely views towards the sea & off street parking.



Front Door

Leading to

Entrance Porch

With stable door leading to

Entrance Hall

With fitted carpet, built in cupboard, radiator, access to roof space, doors to

Lounge

18' x 11' 11" (5.49m x 3.63m)

A dual aspect room with double glazed window to front, double glazed sliding patio doors to rear garden and enjoying fantastic views, radiator, fitted carpet, decorative fireplace, wall light points.

Dining Room

13' x 8' 9" (3.96m x 2.67m)

Double glazed window to rear with window seat, fitted units, radiator, built in cupboard housing gas fired boiler, fitted carpet, door to

Kitchen

9' 11" x 7' 6" (3.02m x 2.29m)

Double glazed window to side, stable door to rear, a range of fitted base and wall units, worktop surfaces, inset sink unit, space for fridge freezer, space and plumbing for washing machine, inset electric hob, integrated double oven, tiled splashbacks, radiator, vinyl flooring, door to

Utility

8' 8" x 6' (2.64m x 1.83m)

Double glazed window to side, double glazed sliding door to rear garden, laminate flooring & power.

Bedroom One

11' 7" x 8' 10" (3.53m x 2.69m)

Double glazed window to front, fitted carpet, radiator, wall light points.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to front, fitted carpet, radiator.

Shower Room

Double glazed window to front, a fitted suite comprising shower cubicle, pedestal wash hand basin, tiled surrounds, vinyl flooring, radiator.

Seperate WC

Double glazed window to side, radiator, vinyl flooring, low level WC.

Outside

The property is approached via double gates leading to the driveway offering off street parking and access to the front door and garden. The front garden is mainly gravelled with flower and shrub beds, bordered by walling and fencing, gate and path leads to the rear garden.

To the rear is a large enclosed garden enjoying lovely views over Minehead and towards the Bristol Channel in the distance. The garden has been beautifully landscaped making it a well planned garden offering ample seating and entertaining areas comprising patio area immediately off the rear of the property with steps then leading down the garden with a further patio, established flower and shrub beds, laid to lawn, the garden is bordered by fencing. There is a gate providing access to the rear of the garden where the garage can be found and further off street parking.

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.



Floor Plan

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

7 Paganel Close, MINEHEAD

- Popular Residential Cul-de-sac
- Fantastic Views over Minehead & towards the Bristol Channel
- Semi-Detached Two Bedroom Bungalow
- Double Glazing - Two Reception Rooms
- Landscaped Rear Garden & Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£289,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107621 - 0005

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