



**Poundfield Road, Minehead, TA24 5EP**

**welcome to**

**9 Poundfield Road, Minehead**

Situated within a popular residential area on the outskirts of Minehead town centre is this well presented semi detached five bedroom family home. The property benefits from three reception rooms, double glazing, gas central heating, enclosed rear garden & off road parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Hall**

Double glazed window to front, fitted carpet, radiator, built in understairs cupboard, picture rail, staircase rising to first floor landing and doors to

### **Lounge**

14' 2" max x 13' 5" max ( 4.32m max x 4.09m max )  
Double glazed bay window to front, fitted carpet, radiator, picture rail and gas fire set in decorative fireplace.

### **Dining Room**

11' 5" x 9' 4" max ( 3.48m x 2.84m max )  
Double glazed bi-folding door to the garden room, fitted carpet, feature fireplace, picture rail and radiator.

### **Garden Room**

9' 11" x 8' 11" ( 3.02m x 2.72m )  
Double glazed patio doors to the rear garden, double glazed windows to rear, tiled floor, wall light point, power and door to Kitchen.

### **Kitchen**

18' 4" x 9' 10" max ( 5.59m x 3.00m max )  
Double glazed window to side, double glazed patio doors to the rear garden, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer taps, space for cooker, space for under counter fridge and freezer, tiled splashbacks, access to roof space, radiator and door to

### **Utility**

Double glazed window to side, low level WC, wash hand basin, space and plumbing for washing machine and tumble dryer, tiled floor.

### **First Floor Landing**

Double glazed window to side, fitted carpet, staircase rising to second floor and doors to

### **Bedroom One**

11' 5" x 10' 11" max ( 3.48m x 3.33m max )  
Double glazed window to front, fitted carpet, picture rail and radiator.

### **Bedroom Two**

10' 10" max x 11' 6" max ( 3.30m max x 3.51m max )  
Double glazed window to rear, fitted carpet, radiator and picture rail.

### **Bedroom Three**

8' 4" x 7' 6" ( 2.54m x 2.29m )  
Double glazed window to front, fitted carpet, radiator and picture rail.

### **Shower Room**

Double glazed windows to side, a fitted suite comprising walk-in shower, low level WC, vanity wash hand basin with cupboard under, extractor unit, heated towel rail, built-in cupboard housing gas fired boiler serving the domestic hot water and central heating systems, tiled floor and shaver point.

### **Second Floor Landing**

With fitted carpet and doors to

### **Bedroom Four**

8' 11" x 16' 9" max ( 2.72m x 5.11m max )  
Double glazed skylight window to front with views over Minehead, fitted carpet, radiator, access to roof space.

### **Bedroom Five**

15' 1" max x 6' 10" max ( 4.60m max x 2.08m max )  
Double glazed skylight window to rear and fitted carpet.

### **Outside**

The property has a tarmac driveway to the front and access to the front door, there is also side access to the rear garden through a lean to style conservatory with both power and light which makes a good space for storage. The private garden to the rear of the house. A good size lawned area with borders and to the end of the garden is a spacious patio area ideal for entertaining with a timber garden shed to the side.

### **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.



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## 9 Poundfield Road, Minehead

- Popular Residential Area On The Outskirts Of The Town Centre
- Semi Detached Family Room
- Three Reception Rooms - Garden Room - Five Bedrooms
- Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107568 - 0003

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