



**Brook Gardens, Withycombe, MINEHEAD, TA24 6AU**

**welcome to**

**2 Brook Gardens, Withycombe, MINEHEAD**

A well presented semi-detached three bedroom home at the end of a private driveway within the desirable village of Withycombe. Offering bright and comfortable accommodation, an enclosed garden & garage. Sitting perfectly for those seeking a peaceful village setting close to the Exmoor National Park.



### Front Door

Leading to

### Entrance Hall

With fitted carpet, radiator, staircase rising to first floor landing, coving, doors to

### Lounge

21' 2" x 12' 9" max ( 6.45m x 3.89m max )

A duel aspect room with double glazed window to front and double glazed patio door to the rear garden, two radiators, fitted carpet, coving, gas fire set in decorative surrounds and hearth, TV and telephone points.

### Dining Room

11' 7" x 9' 7" ( 3.53m x 2.92m )

Double glazed window to front, fitted carpet, radiator, coving.

### Kitchen/Breakfast Room

17' 5" max x 9' 2" max ( 5.31m max x 2.79m max )

Double glazed window to rear, double glazed patio doors to the garden, tiled effect laminate flooring, built in understairs cupboard, radiator, inset ceiling spotlights, a range of coloured fronted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, integrated oven, inset five ring gas hob with stainless steel cooker hood over, wall mounted LPG fired boiler, tiled splashbacks.

### First Floor Landing

Double glazed window to rear, fitted carpet, access to roof space, built in airing cupboard with hot water cylinder, doors to

### Bedroom One

12' 10" max x 12' 1" max ( 3.91m max x 3.68m max )

Double glazed window to side, fitted carpet, radiator, TV point, two built in wardrobes, door to

### Ensuite Shower Room

Double glazed window to front, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, tiled effect laminate flooring, extractor unit, inset ceiling spotlights.

### Bedroom Two

11' 1" x 9' 11" ( 3.38m x 3.02m )

Double glazed window to front, fitted carpet, telephone point, built in wardrobe.

### Bedroom Three

11' 1" x 8' 8" ( 3.38m x 2.64m )

Double glazed window to rear, radiator, fitted carpet, built in wardrobe.

### Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with mixer tap, shower unit over and fitted shower screen, low level WC, pedestal wash hand basin, heated towel rail, tiled effect laminate flooring, extractor unit, inset ceiling spotlights.

### Outside

To the front of the property is a driveway providing off road parking and access to the garage, path to the canopy pillared porch, small lawned garden, gravel area to the side with pedestrian gate giving access to the rear garden,

To the rear of the property is a good size enclosed garden comprising large paved patio making an ideal area for alfresco dining, laid to lawn, flower and shrub beds, further paved patio, the garden is bordered by fencing.

### Detached Garage

16' 9" x 9' 2" max ( 5.11m x 2.79m max )

With up and over door, light and power.

### Location

The parish of Withycombe is a small rural parish in West Somerset which straddles the boundary of the Exmoor National Park; it includes the two settlements of Withycombe and Rodhuish. The village benefits from a community village hall, and the stunning Church of St Nicholas which dates from the 13th century. Withycombe has easy access onto the A39 at the end of Lower Street where two bus stops can be found offering access in both directions and within approximately a mile or so of the village of Carhampton where there is a village hall and church. West Somerset's premier resort of Minehead has an excellent range of shopping, banking and recreational facilities and is approximately 5 miles and the county town of Taunton which has mainline rail connections and access to the motorway network is approximately 20 miles to the south east. For those who enjoy exploring the countryside there are superb walks close by at Dunster Deer Park and the Brendon, Quantock and Exmoor Hills.



**view this property online** [fox-and-sons.co.uk/Property/MIH107633](http://fox-and-sons.co.uk/Property/MIH107633)



welcome to

## 2 Brook Gardens, Withycombe, MINEHEAD

- Sought-After West Somerset Village of Withycombe
- Private Driveway Location - Semi-Detached Family Home
- Two Reception Rooms - Kitchen/Breakfast Room
- Three Bedrooms - Ensuite Shower Room - Family Bathroom
- LPG Central Heating - Enclosed Garden - Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH107633](https://fox-and-sons.co.uk/Property/MIH107633)



Property Ref:  
MIH107633 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)