



**gth**

*with*  
**CHANIN & THOMAS**

**13 Summerland Avenue,**  
Minehead, Somerset

# 13 Summerland Avenue, Minehead, TA24 5BL

*This property comprises a beautifully presented and recently refurbished Late Victorian terraced town house occupying a fine position close to shops and all amenities*

**Guide Price £229,950**

## DESCRIPTION

The property has been completely renovated during the past year or so and incorporates full gas fired central heating, ample power points, new double glazing, fully fitted floor coverings, partial new roof to the rear elevation, fully fitted kitchen with range of integrated appliances, ensuite facilities to bedroom 1, upgrading of hot water and heating system and electric installation, all to be found in excellent decorative order. It is of mainly stone construction with some brick under a slate roof.

## SITUATION

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many

delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

## ACCOMODATION

**Entrance Hall:** laminate flooring, storage

space under the stairs

**Sitting Room/Dining Room:** 8.21m (26'11) into bay x 2.87m (9'5) and 3.58m (11'9) attractive fireplace, laminate flooring

**Fully Fitted Kitchen:** 4.5m (14'9) x 2.57m (8'5) modernised and containing single drainer sink unit (h&c), range of work tops with cupboards and drawers under, integrated four ring gas hob with oven under and stainless steel splashback and extractor hood over, Whirlpool American style fridge freezer, tiled floor, wine rack, dishwasher, down lighting

**Utility Room:** 3.35m (11') x 2.73m (8'11) work surfaces with cupboards under, Vokera gas fired boiler for central heating and domestic hot water, tiled floor, down lighting, door to garden

**Cloakroom:** with low level WC, wash basin (h&c), tiled floor, down lighting

**Stairs to First Floor Landing:** hatch to roof space, fully fitted carpets

**Ensuite Bedroom 1:** 3.94m (12'11) x 4.75m (15'7) fitted carpet

**Ensuite Shower Room:** with glazed cubicle and shower (h&c), wash basin (h&c), low level WC, tiled floor, down lighting

**Bedroom 2:** 3.41m (11'2) x 2.89m (9'6) fitted carpet

**Bedroom 3:** 3.28m (10'9) x 2.79m (9'2) fitted carpet

**Fully Modernised Bathroom:** with panelled bath (h&c), glazed cubicle with shower (h&c), wash basin (h&c), low level WC, tiled floor, down lighting, electric shaver point/strip light



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Minehead



Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
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## OUTSIDE

There is a small enclosed front garden and to the rear is a further enclosed courtyard style garden laid to paving along with car parking accessed via a Local Authority maintained lane to double wooden entrance gates

## COUNCIL TAX BAND: C

**SERVICES:** mains electricity, water, drainage and gas

## VIEWING

By appointment with Greenslade Taylor Hunt  
Telephone 01643 706666  
E-mail [minehead@chaninandthomas.co.uk](mailto:minehead@chaninandthomas.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## IMPORTANT NOTICE

For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.



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