



gth

with
CHANIN & THOMAS

Pleasant Hill

83 Periton Lane, Minehead, Somerset

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This is an individual and spacious three bedroom detached chalet bungalow residence occupying a fine level position in a favoured residential area on the edge of the town and enjoying sweeping views from the front towards North Hill.

DESCRIPTION

This Pleasant property would generally benefit from some updating throughout, and is of brick and block with insulated cavity wall construction with rendered elevations under a tiled roof and benefits from double glazing, gas fired central heating and ample power points throughout. It would generally benefit from some updating.

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:

Ground Floor

Entrance Porch

Entrance Hall: cupboard under the stairs, walk in linen cupboard

Sitting Room: 5.95m (19'6) x 3.61m (11'10) fireplace with attractive fitted gas fire, double aspect

Part Tiled Kitchen: 3.46m (11'4) x 3.62m (11'11) single drainer sink unit (h&c) with cupboards under, work tops with cupboards and drawers under, wall cupboards, plumbing for washing machine, door to

Rear Covered Way

Guide Price £295,000

Dining Room (or Bedroom 4): 4.56m (15') x 2.97m (9'9)

Bedroom 1: 4.57m (15') x 2.86m (9'5)

Part Tiled Bathroom: panelled bath (h&c), wash basin (h&c), low level WC

Stairs to First Floor Landing: walk in storage cupboard, hatch to roof space

Bedroom 2: 4.57m (15') x 3.39m (11'1), built in cupboards into roof storage space with one housing Ideal boiler for central heating and domestic hot water

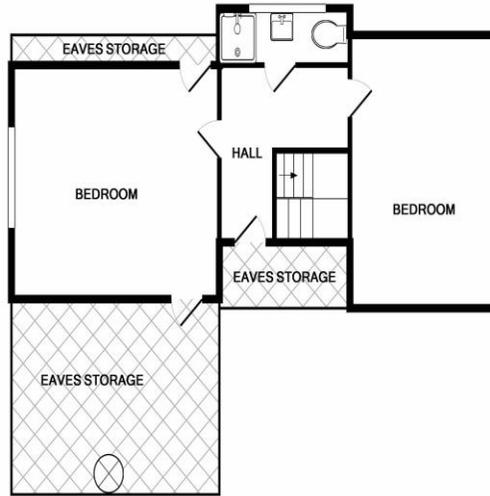
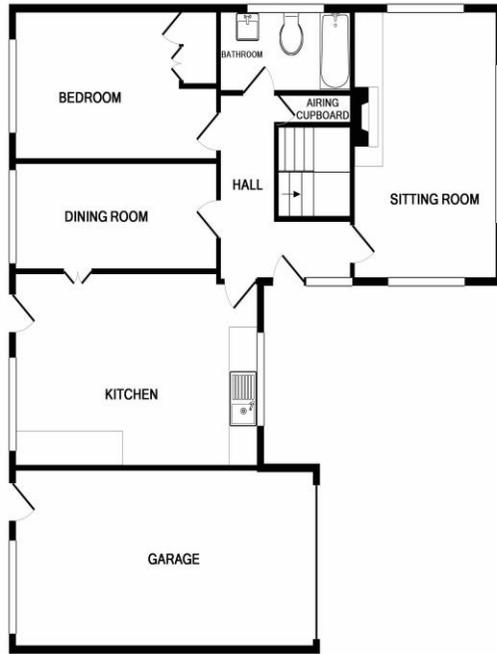
Bedroom 3: 3.62m (11'11) x 3.4m (11'2)

Part Tiled Shower Room: shower cubicle with shower (h&c), wash basin (h&c), low level WC



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Minehead, Somerset



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

The property is approached over a tarmacadam driveway with car parking area. The property enjoys the benefit of good sized level gardens that are laid mainly to chipping with shrubs and heathers at the front for ease of maintenance and at the rear there is a good sized enclosed garden laid mainly to lawn.

Garage: 5.33m (17'6) x 2.58m (8'6) up and over door, concrete floor, inspection pit, power point, electric light, personal door to garden

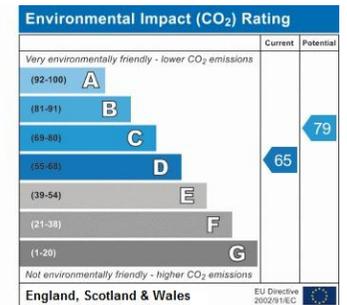
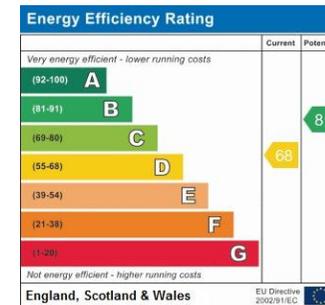
Timber Garden Shed

COUNCIL TAX BAND: D

SERVICES: mains electricity, water, drainage and gas

VIEWING

By appointment with Greenslade Taylor Hunt
Telephone 01643 706666
E-mail minehead@chaninandthomas.co.uk



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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