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with
CHANIN & THOMAS

42 Summerland Road,
Minehead, Somerset

42 Summerland Road, Minehead, Somerset, TA24 5BS

This property comprises a substantial Late Victorian two bedroom terraced house situated in a convenient position close to the town centre and all its amenities.

Guide Price £172,500

DESCRIPTION

The property is of mainly stone construction under a slate roof and benefits from electric night storage heating, double glazing and whilst it has been well maintained, it would generally benefit from some modernisation.

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 Hall: two cupboards under the stairs

Sitting Room: 3.65m (12') x 4.23m (13'11)
into bay

Dining Room: 3.49m (11'5) x 2.73m (8'11)

Breakfast Room: 3.49m (11'5) x 2.38m (7'10), door to

Conservatory: 3.34m (10'11) x 2.28m (7'6) with door to rear garden

Kitchen: 3.2m (10'6) x 2.35m (7'9) single drainer sink unit (h&c) with cupboards under, work surface with cupboards under, plumbing for washing machine, door to rear garden

Separate WC: with low level suite

Stairs to First Floor Landing: hatch to roof space, fitted cloak cupboard

Bedroom 1 (Front): 4.85m (15'11) x 3.46m (11'4) - *Agents Note - this room could be sub-divided if required to form two bedrooms

Bedroom 2 (Rear): 3.48m (11'5) x 2.77m (9'1)

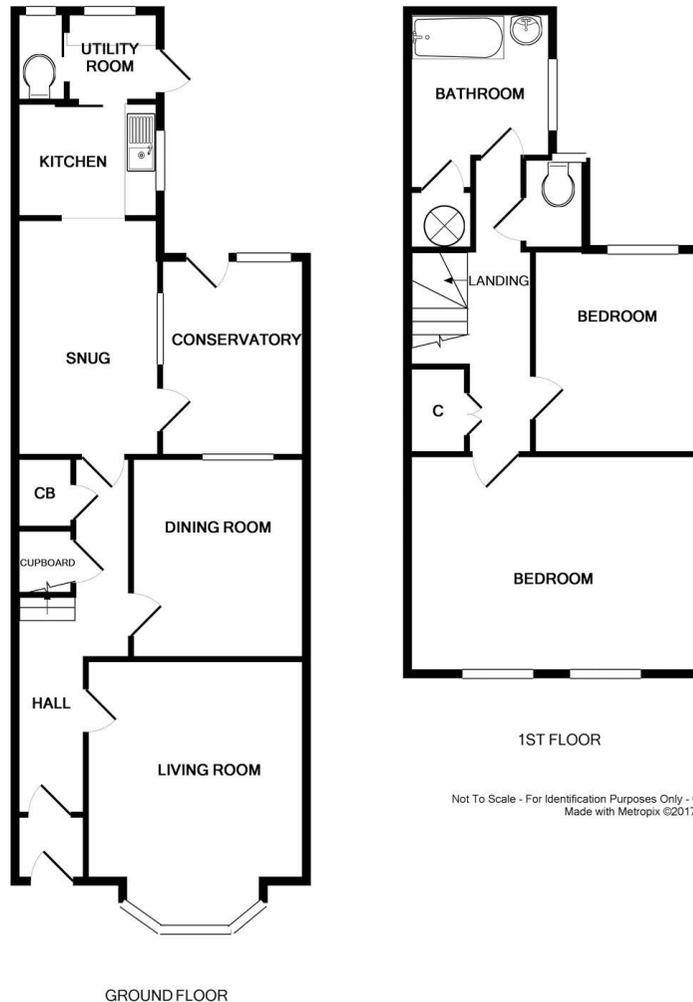
Separate WC

Part Tiled Bathroom: panelled bath (h&c), shower attachment, wash basin (h&c), airing cupboard housing lagged hot water cylinder and electric immersion heater



42 Summerland Road

Minehead, Somerset



OUTSIDE

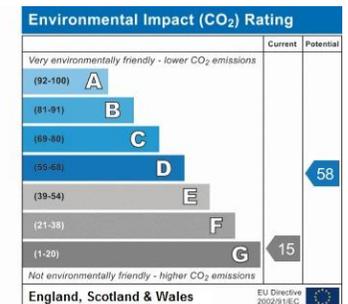
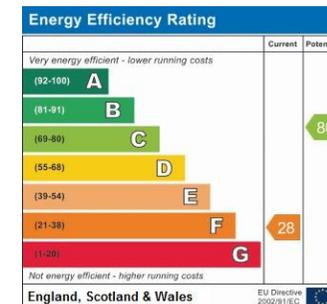
There is a small enclosed front garden and to the rear a further enclosed garden laid to tarmac and providing ample car parking space accessed via double gates over a Local Authority maintained lane.

COUNCIL TAX BAND: C

SERVICES: mains electricity, water and drainage

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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