



**Irnham Road, Minehead, TA24 5DN**

**welcome to**

**23 Irnham Road, Minehead**

A well presented Edwardian semi-detached four bedroom family home situated within a popular residential area on the outskirts of Minehead town centre. The property enjoys spacious accommodation throughout benefitting from period character, gas central heating, enclosed garden & off road parking.



### Front Door

Leading to

### Entrance Hall

With fitted carpet, staircase rising to first floor landing, built in understairs cupboard, radiator, doors to

### Cloakroom

With low level WC, pedestal wash hand basin, heated towel rail, part tiled surrounds, vinyl flooring, extractor unit, built in linen cupboard.

### Lounge

15' 9" max x 13' 4" max ( 4.80m max x 4.06m max )  
Double glazed bay window to front, fitted carpet, radiator, coving, period feature fireplace.

### Dining Room

16' 4" max x 13' 6" max ( 4.98m max x 4.11m max )  
Double glazed bay window to front, fitted carpet, coving, radiator.

### Reception Room/Guest Room

11' 11" max x 11' 11" ( 3.63m max x 3.63m )  
Double glazed window to rear, fitted carpet, radiator, vanity wash hand basin with cupboard under, built in cupboard with hanging rail and further cupboard over.

### Kitchen

20' 10" max x 7' 10" ( 6.35m max x 2.39m )  
Double glazed windows to side and rear, door to garden room, a range of modern fitted coloured base and wall units, Apollo Magna worktop surfaces, inset one and one half bowl stainless steel sink unit, space and plumbing for dishwasher, space for undercounter fridge, inset five ring gas hob with cooker hood over, tiled splashback, inset double oven, breakfast bar, space for fridge freezer, larder cupboard with lighting, concealed underlighting, vinyl flooring.

### Garden Room

24' 1" max x 7' 10" ( 7.34m max x 2.39m )  
Double glazed windows to rear overlooking the garden, double glazed Velux window in roof, double glazed door to rear garden, vinyl flooring, fitted base units and worktop surfaces, inset stainless steel sink unit, space and plumbing washing machine, boiler cupboard with gas fired boiler, wall light points, exposed beams.

### First Floor Landing

Double glazed window to side, fitted carpet, access to roof space which is insulated and partially boarded with light and power, radiator, cupboard containing hot water cylinder, doors to

### Bedroom One

16' 9" max x 13' 6" max ( 5.11m max x 4.11m max )  
Double glazed bay window to front, fitted carpet, radiator, door to

### Ensuite Shower Room

A fitted suite comprising a double width shower cubicle, low level WC, pedestal wash hand basin, shaver point, heated towel rail, extractor unit, vinyl flooring, inset ceiling spotlights, part tiled surrounds.

### Bedroom Two

13' 5" max x 12' max ( 4.09m max x 3.66m max )  
Double glazed window to front, laminate flooring, radiator, door to

### Dressing Room

With double glazed window to front, fitted carpet, hanging rails.

### Bedroom Three

12' 1" x 11' 11" max ( 3.68m x 3.63m max )  
Double glazed window to rear, fitted carpet, radiator.

### Bedroom Four

9' 10" x 8' 1" ( 3.00m x 2.46m )  
Double glazed window to rear, fitted carpet, radiator, full fibre point.

### Bathroom

Double glazed window to rear, a fitted suite comprising low level WC, vanity wash hand basin with cupboard under, panelled bath with tri-fold shower screen and electric shower unit over, heated towel rail, vinyl flooring, part tiled surrounds.

### Store Cupboard

With double glazed window to rear, fitted shelving, fitted carpet.

### Outside

To the front the property is approached via a pathway leading to the front door, gravelled areas, raised flower and shrub beds, gate and path to the side leading to rear garden.

To the rear is an enclosed garden comprising paved patio area, flower and shrub beds, mature trees, laid to lawn area, garden area to the rear of the garden with bark chipping and raised flower and shrub beds, 8' x 10' timber garden shed with power and light, two water butts, the garden is bordered by fencing and walling, gate to rear leading to parking area for two cars with security lighting.

### Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



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## **23 Irnham Road, Minehead**

- Popular Residential Area of Minehead
- Outskirts of Minehead Town Centre
- Edwardian Semi-Detached Family Home
- Four Bedrooms - Three Reception Rooms
- Garden Room - Enclosed Garden & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £399,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107595 - 0005

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**fox & sons**



**01643 702281**



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



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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