



Paganel Road, Minehead, TA24 5EX

welcome to

42 Paganel Road, Minehead

Occupying an elevated position within one of Minehead's most desirable residential locations, is this spacious semi-detached family home in need of some modernisation enjoying views towards the countryside & the Bristol Channel, whilst benefitting from gardens, garage & parking. NO ONWARD CHAIN!



Double Glazed Front Door

Leading to

Entrance Hall

A bright and welcoming entrance hall with double glazed windows to the front and side aspects, fitted carpet, picture rail, staircase rising to the first floor, two radiators and a useful understairs storage cupboard with window.

Lounge

14' 7" max x 13' 11" max (4.45m max x 4.24m max)

A spacious reception room featuring a double glazed bay window to the front elevation, fitted carpet, picture rail, radiator and gas fire set within decorative timber surrounds.

Dining Room

12' 4" x 11' 10" max (3.76m x 3.61m max)

A generous dining space with double glazed windows overlooking the rear garden and a door providing direct garden access. Features include fitted carpet, picture rail, fitted shelving and two radiators.

Breakfast Room

9' 3" max x 8' 11" (2.82m max x 2.72m)

With a double glazed side window, fitted carpet, radiator and built-in cupboard. Opens through to the kitchen.

Kitchen

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Fitted with a range of base and wall mounted units, work surfaces and an inset stainless steel sink with mixer tap. Space is provided for a cooker, washing machine, under-counter fridge and freezer. Double glazed windows to the side and rear, side access door, tiled splashbacks, loft access and vinyl flooring.

First Floor Landing

Double glazed side window, fitted carpet, radiator, picture rail and loft access, doors to

Bedroom One

14' 10" max x 11' 10" max (4.52m max x 3.61m max)

A spacious principal bedroom with front-facing bay window enjoying views toward the surrounding countryside. Fitted carpet, radiator and picture rail.

Bedroom Two

12' 5" x 11' 10" (3.78m x 3.61m)

A generous double bedroom with rear-facing views across Minehead towards the countryside and Bristol Channel.

Fitted carpet, radiator and picture rail.

Bedroom Three

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed windows to the front and side aspects, enjoying countryside views. Fitted carpet, radiator and picture rail.

Bathroom

Double glazed window to side, comprising a panelled bath with electric shower over, pedestal wash hand basin, radiator, shaver light and built-in airing cupboard housing the Vaillant gas-fired boiler serving the domestic hot water and central heating systems.

Seperate W.C

With fitted with a low-level WC, double glazed side window and vinyl flooring.

Outside

To the front, double wrought iron gates open onto a tarmac driveway providing ample off-road parking and access to the garage. The enclosed front garden is mainly laid to lawn with established flower and shrub borders, enclosed by walls and fencing.

The rear garden is attractively arranged with a patio seating area, lawn, mature flower and shrub beds, greenhouse and apple tree. A pathway extends along the rear of the property, providing access to the garage and outside WC, before continuing through the garden to a pedestrian gate opening onto a rear lane.

Garage

17' 4" x 8' 1" (5.28m x 2.46m)

With light and power, double doors to the front, personal side door, rear window, attached potting shed.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the South and offers a further range of high street shops, public and state school, and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station is approximately two hours.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/MIH107587



welcome to

42 Paganel Road, Minehead

- Popular Residential Area of Minehead
- Semi-Detached Family Home
- Three Bedrooms - Three Reception Rooms
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107587



Property Ref:
MIH107587 - 0003

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



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk