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£329,950



Ponsford Road Minehead TA24 SDY

A substantial and extremely well presented five bedroom semi detached house. The accommodation, over three floors, is an ideal family home and has also been used in recent years as a holiday rental home. Having been redecorated and amended throughout with the addition of two full en-suites, it is now an excellent balanced family home.

- ✓ **Five bed rooms**
- ✓ **Over three floors**
- ✓ **Three reception rooms**
- ✓ **Excellent family home**
- ✓ **Good sized gardens**
- ✓ **Two full en-suites**
- ✓ **Fully double glazed**

Entrance Porch

A covered storm porch which has access to the front door.

Entrance Hall

Entrance hall accessing ground floor accommodation and stairs to first floor landing. Radiator.

Lounge

3.73m x 4.22m + bay

Double glazed bay window to front aspect. Open fireplace with period surround. Picture rail and radiator.

Sitting Room

3.18 x 3.00m

Double glazed window to front aspect. Radiator.

Dining Room

5.46m max X 3.71m max

Double glazed window to rear aspect. Door to kitchen . Gas fireplace with surround. Picture rail. Radiator.

Kitchen / Breakfast Room

4.62m x 4.27m overall including cupboards.

Newly fitted kitchen with both wall and base units with worktops over. Inset single drainer stainless steel sink unit with tiled splash backs. Electric cooker point. Space and plumbing for washing machine, dishwasher and fridge & freezer. Wall mounted gas central heating boiler Radiator. Space for dining table. Door to rear, pantry and understairs cupboard. Double glazed windows to rear and side.

First Floor Landing

Stairs from entrance hall to first floor landing. Further stairs leading to second floor bedrooms. Double glazed window to side . Airing cupboard.

Bathroom

2.82m x 2.21m

Double glazed window to front aspect. Corner bath with mixer taps and shower attachment. Low level we. Wash hand basin. Picture rail. Radiator. Part tiled walls.

Bedroom One

4.22m x 3.71m

Double glazed window to front aspect. Built in wardrobe. Door to en-suite. Radiator.

En-Suite

Double glazed window to front aspect. Bath with shower over, wash hand basin and low level we. Part tiled walls.

Bedroom Two

4.19m x 3.68m

Double glazed window to rear aspect. Radiator. Door to ensuite. Picture rail.

En-Suite

Double glazed window to rear. Bath with mixer taps and shower over. Wash hand basin and low level we. Extractor fan. Fully tiled walls.

Bedroom Three

2.92m x 2.72m

Double glazed windows to rear and side aspects. Radiator. Picture rail.

Second Floor Landing

Access to remaining accommodation and access to undereaves storage cupboards.

Bedroom Four

2.57m x 2.36m + dormer

Double glazed dormer window to rear aspect. Radiator.

Bedroom Five

3.28m x 2.90m + dormer

Double glazed dormer window to rear aspect. Under eaves storage cupboard . Radiator.

Outside

The front of the house has a dropped kerb and off street parking for a number of cars. The parking area has two vehicular gates from the road and access to both the front porch and the path to the rear. The rear garden is very level, extends to a good size and has numerous different areas. these include a large lawn, patio area, timber shed, a potting shed and a vegetable bed. The rear garden is west facing so benefits from a good deal of natural sunlight.





Viewing by appointment only:
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