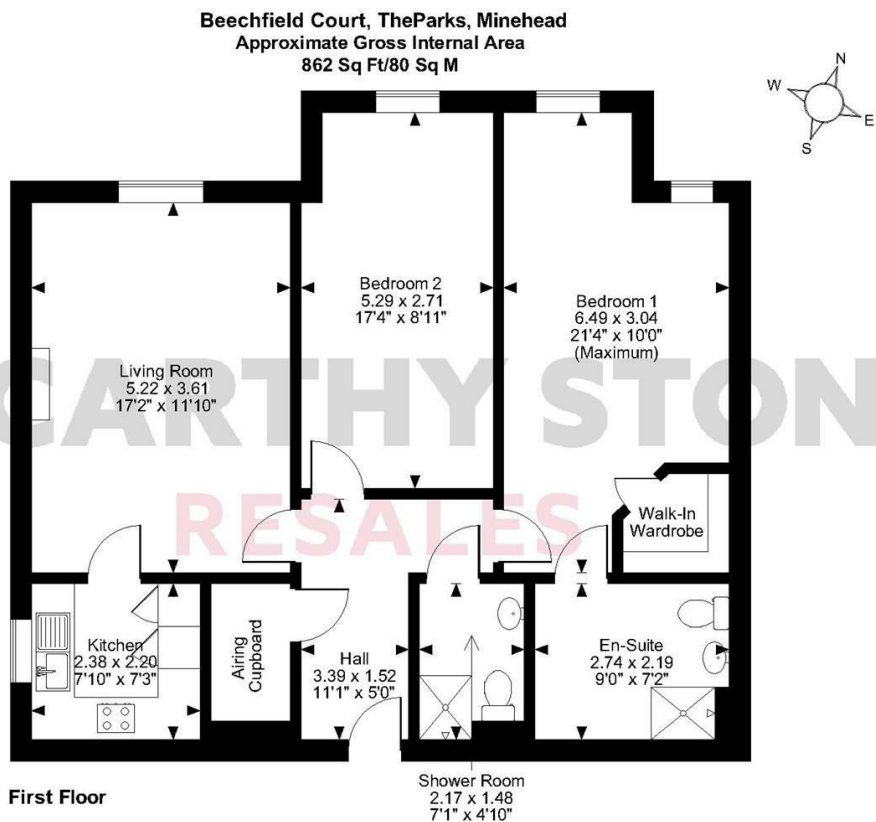
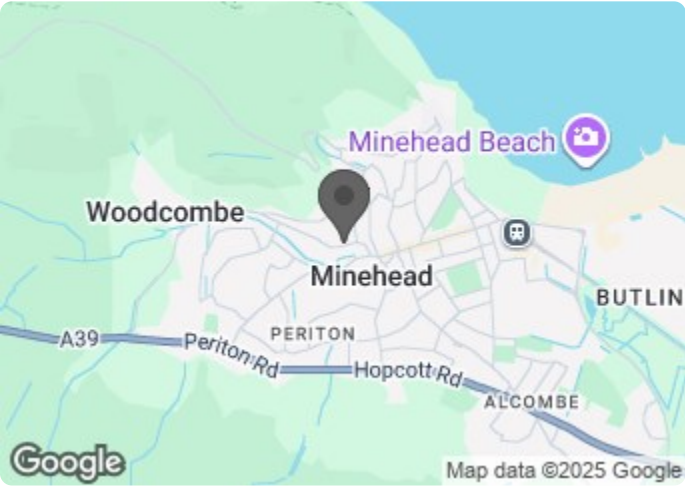




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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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20 Beechfield Court

The Parks, Minehead, TA24 8BQ



Asking price £210,000 Leasehold

Situated in the popular coastal town of Minehead, this beautifully presented, two bedroom retirement apartment forms part of 'Beechfield Court' a welcoming development consisting of only 25 apartments and offering wonderful communal facilities.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

Beechfield Court, The Parks, Minehead

Beechfield Court

Beechfield Court is located in the very sought-after area of "The Parks" which is under half a mile to Minehead town centre. The Esplanade and Seafront can be reached in less than one mile distance.

Constructed by multi award-winning McCarthy Stone in 2014, Beechfield Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age. It is an intimate development of just twenty five apartments benefitting from superb communal facilities including an impressive lounge with access to the gardens and a laundry room. The dedicated House Manager provides support and peace-of-mind. In addition, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system, providing both a visual and verbal link to the main development entrance.

There is also a luxurious guest suite for visiting friends and family, available at a modest nightly rate. It's so easy to make new friends and to lead a busy and fulfilled life, there are always plenty of regular activities to choose from including: coffee mornings, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

The Local Area

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 and has a regular local bus service and there are 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. The West Somerset Steam Railway serves all stations to Bishops Lydeard.

Entrance Hallway

A solid oak door with spy hole opens in to this immaculately presented apartment. A security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door is installed on the wall and also incorporates an emergency pull cord and push button to connect to the 24 Hour Care Line. A spacious and versatile walk-in store



cupboard with light and shelving houses both the Gledhill boiler supplying hot water, and the 'Vent Axia' heat unit which provides an economic heat recovery system. Feature glazed door to living room.

Living Room

A spacious and versatile shaped room with a stylish feature fire surround that creates a focal point for the room. The inset electric fire can offer light and/or additional heat, if required. A double glazed, leaded effect window enjoys a lovely outlook over the front of the development. Glazed, panelled door leads to the well equipped kitchen.

Kitchen

With a double-glazed, leaded effect window with an outlook over the front of the development. There is an excellent range of 'Maple' effect fitted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Tiled splashbacks and tiled floor. Ceiling spot light fitting.

Bedroom One

A lovely well-proportioned double bedroom with a double-glazed, leaded effect window plus a further small window bringing yet more light to the room. Large walk-in wardrobe with auto-light, hanging rails and shelving. A door leads to the en-suite wetroom.

En-suite Shower Room

Modern white suite comprising; WC, pedestal wash-basin with mirror with light and shaver point over and walk-in shower with a glazed shower screen. Heated ladder radiator, emergency pull cord, extractor fan, ceiling spot lights. Fully tiled walls and tiled floor

Bedroom Two

This spacious second double bedroom could alternatively be used as a separate Dining Room or Office. Double-glazed, lead effect window.

Shower Room

Modern white suite comprising; WC, wash-basin with mirror with and light over and walk in shower with glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights. Tiled walls and tiled floor.

Parking

Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

Service Charge

What your service charge pays for:



2 bed | £210,000

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,675.69 per annum (for financial year end 30/09/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

125 years from the 1st January 2014
Ground rent: £495 per annum
Ground rent review date: January 2029

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

