Callins Close, Minehead TA24 6ER

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welcome to

1 Callins Close, Minehead

Located within a elevated position enjoying fantastic far reaching views across the Bristol Channel is this well presented two bedroom first floor flat situated in a cull-de-sac on the edge of Minehead. The property benefits from gas central heating, double glazing & garden. Viewing is a must!

Double Glazed Front Door
Leading to

Entrance Lobby
With tiled flooring, staircase rising to First Floor Landing.

First Floor Landing
Double glazed window to side, radiator, telephone point, laminate flooring, built in cupboard, access to roof space, built in cupboard, built in airing cupboard with radiator & shelving, doors to

Lounge
18' 6" x 10' 5" (5.64m x 3.17m)
Double glazed window to front, fitted carpet, two radiators.

Kitchen/ Breakfast Room
12' 11" x 10' 3" Max (3.94m x 3.12m Max)
Double glazed window to front enjoying fantastic views across Minehead & towards the Bristol Channel, a range of fitted white coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer taps, integrated oven, inset gas hob with stainless steel cooker hood over, space & plumbing for washing machine, part tiled surrounds, vinyl flooring, radiator, built in larder cupboard, walk in cupboard with light, wall mounted gas fired boiler serving the domestic hot water & central heating systems.

Bedroom One
13' 7" x 8' 9" (4.14m x 2.67m)
Double glazed window to rear, fitted carpet, radiator, built in wardrobe.

Bedroom Two
14' 3" x 10' 5" Max (4.34m x 3.17m Max)
Double glazed window to rear, fitted carpet, radiator, built in wardrobe.

Bathroom
Double glazed window to side, a fitted suite comprising of panelled bath with shower unit over, pedestal wash hand basin, radiator, part tiled surrounds, tiled flooring.

Seperate W.C.
With low level WC, tiled flooring, extractor unit, part tiled surrounds.

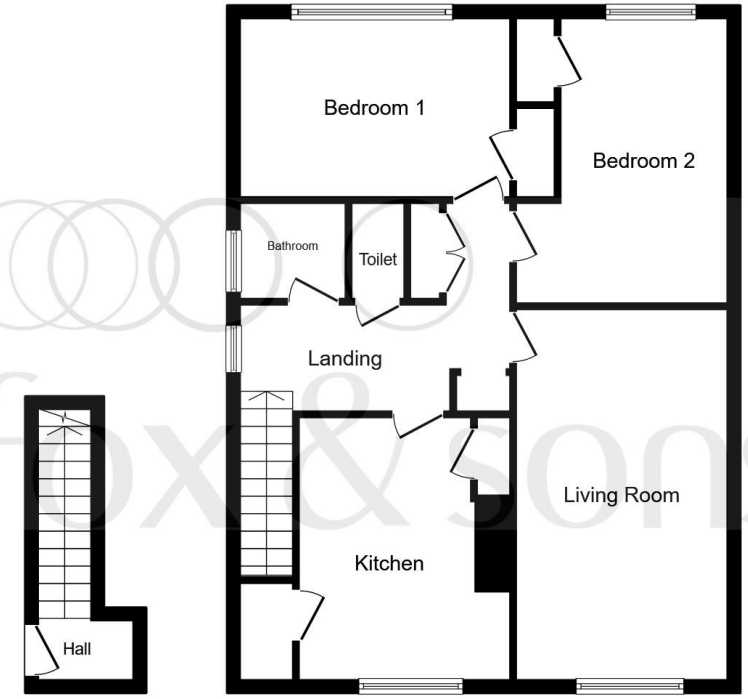
Outside
The property is approached via a shared pathway through the garden areas & leads to the side of the building where the private front door can be found for the property. Opposite the front door is a patio area & a large timber shed. To the front of the building is a lawned garden.

There is residents parking to the front of the building in Callins Close.

Tenure:
Leasehold - with the remainder of a 125 year lease.

Service Charge is £57.96p per annum.

Agents Note:
In November 2020 extensive remedial building work was carried out externally. The block now benefits from new guttering, new ventilated soffit boards and further work to the roof.
In December 2020 a new Valliant Ecofit Pure 825 boiler, with new flue, magnetic filter, smart internet control was professionally fitted & comes with the remainder of a 10 year warranty.



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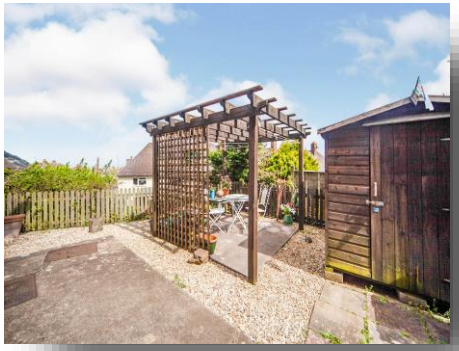
welcome to

1 Callins Close, Minehead

- Elevated Position on the Edge of Minehead
- First Floor Flat - Two Bedrooms - Fantastic Views
- Gas Central Heating - Double Glazing
- Kitchen/Breakfast Room - Lounge
- Gardens - Residents Parking

Tenure: Leasehold EPC Rating: C

£149,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

Property Ref:
MIH105583 - 0002

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.

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