



**Carlton Court, Blenheim Road, Minehead, TA24 5PL**

**welcome to**

**20 Carlton Court, Blenheim Road, Minehead**

A well presented One bedroom first floor lift serviced apartment situated within a popular retirement development which is located centrally for Minehead town centre & its amenities. The property benefits from an in house manager, residents lounge, laundry room, lift and residents parking.



## Carlton Court

Carlton Court is ideally situated in this pretty, coastal resort of Minehead, being across the road from the beautiful Blenheim Gardens and an easy, level short walk to the sea front, harbour and town centre. Blenheim Gardens is a relaxing place to quietly sit or browse around the prizewinning flower beds, enjoy refreshments at the park cafe' or a game of putting. Strolling along the promenade, around the picturesque harbour and town you will find a variety of cafes, bars, shops, as well as the terminus of the West Somerset Steam Railway, which offers up to 20 miles of travel through delightful scenery on the restored trains.

Within an easy drive is the glorious Exmoor National Park - Minehead is known as the gateway to Exmoor and is the start of The South West Coast Path. The county town of Taunton (24 miles from Minehead) offers a direct train link to London Paddington (approx. 2 hrs), as well as Bristol and the Midlands: for long distance car travel the M5 Motorway passes close to Taunton. There is a regular bus service to Taunton, whilst there are more local services to surrounding villages and also Minehead Community Hospital.

Carlton Court apartments were purpose built to provide safe, secure and easy living in retirement. A well-equipped laundry room, residents private off street parking, other communal areas and the gardens are all maintained to a high standard, with the residents' communal lounge being a pleasant and comfortable place to join in the activities arranged by the dedicated, helpful House Manager. There is also a guest suite for families and friends.

## Communal Entrance

With security entryphone system affording access via powered glazed doors to the communal entrance with access to residents lounge, laundry and lift and stairs rising to the first floor landing.

## Entrance Hall

Security entryphone system with call cord, walk in store with shelving and direct electric hot water tank, further storage cupboard with fusebox, coving, doors to;

## Sitting/Dining Room

19' 5" x 10' 7" ( 5.92m x 3.23m )

Double glazed window and door to rear with Juliet balcony and attractive outlook, focal point electric living flame fireplace, call cord, ample waist height power points, television aerial point, wall mounted night storage heater, two ceiling light points, coving, glazed double doors to;

## Kitchen

Irregular Shaped Room 7' 6" max x 7' 4" max ( 2.29m max x 2.24m)

Double glazed window to rear, attractively fitted with a range of wall and base level units complimented by ample granite effect worksurfaces, inset single drainer stainless steel sink unit, inset four ring electric hob with cooker hood over and eye level oven, space for slot in fridge and freezer, wall mounted Dimplex heater, coving.

## Double Bedroom

13' 5" max x 9' 3" ( 4.09m max x 2.82m )

Double glazed window to rear, fitted with two double wardrobes with mirrored bi-folding doors, television aerial and BT points, wall mounted storage heater, ample power points, coving.

## Shower Room

Well appointed suite with fully tiled walk in shower with glazed enclosure, fitted seat and handrail, dual flush low level w.c., vanity wash hand basin, fully tiled walls, wall mounted Dimplex electric heater, extractor fan, light and shavers point, coving.

## Outside

Carlton Court stands in well tended communal gardens with mature shrubs, trees and flower beds, parking located to the rear of the building is available for residents (subject to availability) and there is a covered shelter with charging points for electric scooters (again subject to availability).



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.



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welcome to

## 20 Carlton Court, Blenheim Road, Minehead

- Spacious One Bedroom First Floor Apartment
- Sought After Town Centre Development
- Sitting / Dining Room With Juliet Balcony
- Double Bedroom - Shower Room - Electric Heating
- Residents Lounge, Laundry, Guest Suite & House Manager

Tenure: Leasehold EPC Rating: B

# £105,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH105716 - 0007

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**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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