



Carlton Court, Blenheim Road, Minehead TA24 5PL

welcome to

9 Carlton Court, Blenheim Road, Minehead

A well presented one bedroom ground floor apartment with study area situated within a popular retirement development which is located on the very edge of 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 prize winning flower beds, enjoy the regular live music events 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 the new 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 Hall

Communal entrance door with entry phone system and access to the Residents Lounge and ground floor facilities, lift and stairs to upper floors, Private Door to apartment.

Entrance Hall

Assistance call panel, cupboard housing fusebox, walk in storage cupboard with shelving and hot water tank, coving, doors to

Lounge/dining Room

19' 7" max x 10' 7" max (5.97m max x 3.23m max)
Double glazed window and door to front giving independent access to gardens, focal point electric fireplace, TV and BT points, electric storage heater, coving, archway to

Study

7' x 6' 4" max (2.13m x 1.93m max)
Fitted wall base and level storage units with woodblock effect work surfaces and glazed display cabinets, coving

Kitchen

7' 7" max x 7' 1" max (2.31m max x 2.16m max)
Double glazed window to front over looking gardens, well fitted range of wall and base level units, granite effect worksurfaces, inset stainless steel sink with mixer tap, inset four ring hob with extractor fan over and eye level oven, space for fridge and freezer, wall mounted fan heater, tiled surrounds and tiled floor

Double Bedroom

13' 6" to wardrobe x 9' 3" max (4.11m to wardrobe x 2.82m max)
Double glazed window to front over looking gardens, fitted double wardrobe with mirror bi-fold doors, TV aerial point, wall mounted electric heater, coving

Shower Room

Suite comprising oversize shower with mixer shower, glazed enclosure and fully tiled surrounds, low level WC, vanity wash hand basin, fully tiled walls, tiled floor, electric heated towel radiator, extractor fan, coving

Outside

Immediately off the lounge is access to a small garden area with patio. The property has the benefit of a communal garden to the front and residents parking.

Access to the development is level and easy to access, with shops, bus stops, post office and town centre just fifty yards away and a doctors surgery two hundred and fifty yards away.

About Carlton Court

Regular social activities include coffee mornings, bingo, hymn singing, BBQ, scrabble/games and outings. New residents accepted from 60 years of age. Both cats and dogs generally accepted (subject to terms of lease and landlord permission).

Council Tax Band

C



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should be used as a guide only 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 inspection.



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welcome to

9 Carlton Court, Blenheim Road, Minehead

- Popular Retirement/ Sheltered Housing Development
- Ground Floor One Bedroom Apartment With Direct Access
- Sitting/Dining Room - Study Area - Fitted Kitchen
- Lift, Lounge, Laundry, Guest Facilities, Gardens
- Residents Parking Area - Mobility Scooter Store

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106194 - 0007

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