



Marley Close, Minehead TA24 6DS

welcome to

45 Marley Close, Minehead

Situated in Alcombe a spacious and well-presented Two bedroom first floor maisonette benefiting from a GARAGE, DRIVEWAY & GARDENS, conveniently located for shops at Alcombe and offered for sale with no onwards chain complications, viewing highly recommended.



Entrance Porch

Covered porch, double glazed door to

Entrance Hall

Stairs to first floor landing with access to loft space, dado rail, door to

Sitting/Dining Room

14' 9" x 11' 3" (4.50m x 3.43m)

Double glazed window to front, feature fire place with stone surround and inset wood burner, wood effect floor, radiator, coving, bi-fold doors to;

Kitchen

11' 10" x 10' (3.61m x 3.05m)

Double glazed window to rear, fitted range of wall and base level units, wood block effect work surfaces, inset single drainer sink unit with mixer taps, space for slot in cooker, and space for tall fridge freezer, washing machine and tumble dryer, wall mounted combination boiler for central heating and domestic hot water, recessed spot lights, tiled floor and tiled splashbacks, shelved storage cupboard

Bedroom 1

12' 9" x 10' 8" (3.89m x 3.25m)

Dual aspect with double glazed windows to side and rear, large understairs storage cupboard, radiator

Bedroom 2

14' 3" x 9' 4" + Alcove (4.34m x 2.84m + Alcove)

Dual aspect with double glazed windows front and side, wall light points, radiator

Bathroom

Double glazed window to rear, re-fitted white suite comprising; panel enclosed bath with mixer taps, shower and fitted screen, low level WC, vanity wash hand basin, attractive aqua panel walls, recessed downlighters, radiator

Outside

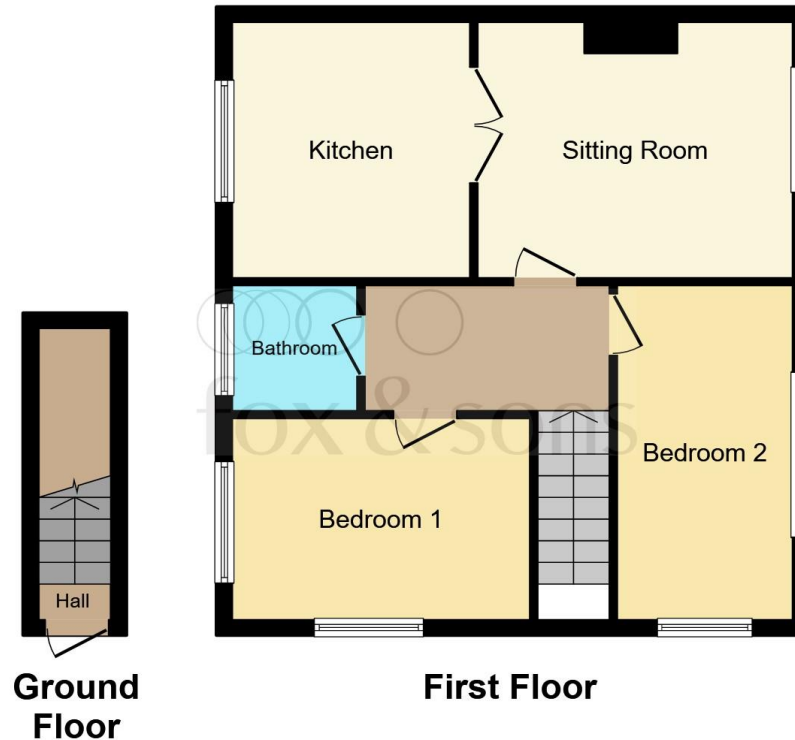
From Marley Close there is a pedestrian pathway giving access to the front door, adjacent to the front door there are two stores with power and light and outside tap, pathway access direct to the garden which is enclosed with area of lawn, timber summerhouse and timber garden shed for additional storage. From the garden there is direct access to the driveway affording off street parking.

Garage

18' 4" x 8' 4" (5.59m x 2.54m)

Single garage with metal up and over door and power, window to rear

Council Tax Band A



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

45 Marley Close, Minehead

- Spacious First Floor Maisonette
- Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Re-Fitted Bathroom
- Double Glazing - Gas Central Heating
- Garage - Driveway - Gardens - Outbuildings

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106066 - 0003

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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