



**Stone Mill Court, Park Terrace, Minehead, TA24 5NE**



**welcome to**

**12 Stone Mill Court, Park Terrace, Minehead**

Situated on the edge of Minehead town centre & its amenities is this well presented one bedroom lift serviced second floor retirement apartment. The property benefits from double glazing, electric heating, modern fitted kitchen & bathroom, communal grounds & residents parking. No chain.



### Communal Entrance

With glazed doors to front, security entryphone, lift and stairs rising to second floor landing.

### Private Entrance Hall

Large storage cupboard, entryphone/alarm control panel, coving, doors to;

### Sitting/Dining Room

14' 6" max x 13' 10" ( 4.42m max x 4.22m )

Double glazed window to rear with views towards The Hopcott, television aerial point, storage heater, alarm pull cord, coving, glazed double doors to kitchen.

### Kitchen

9' x 5' 8" ( 2.74m x 1.73m )

Double glazed window to rear with views towards The Hopcott, fitted with a range of wall and base level units with worksurfaces over, inset single drainer stainless steel sink unit, appliance space for slot in cooker, appliance space for tall fridge/freezer, electric wall heater, alarm pull cord, coving.

### Double Bedroom

9' 9" x 9' 1" ( 2.97m x 2.77m )

Excluding wardrobes, double glazed window to rear with views towards The Hopcott, fitted with two double wardrobes with bifolding mirror doors, further fitted tall storage cupboard with overhead storage cupboards and recess for double bed, alarm pull cord, coving.

### Bathroom

Modern suite with panel enclosed bath and Mira shower over, low level w.c., vanity wash hand basin, wall heater, extractor fan, alarm pull cord, coving.

### Communal Laundry

To the ground floor is a residents laundry facility with washing machines and tumble dryers.

### Outside

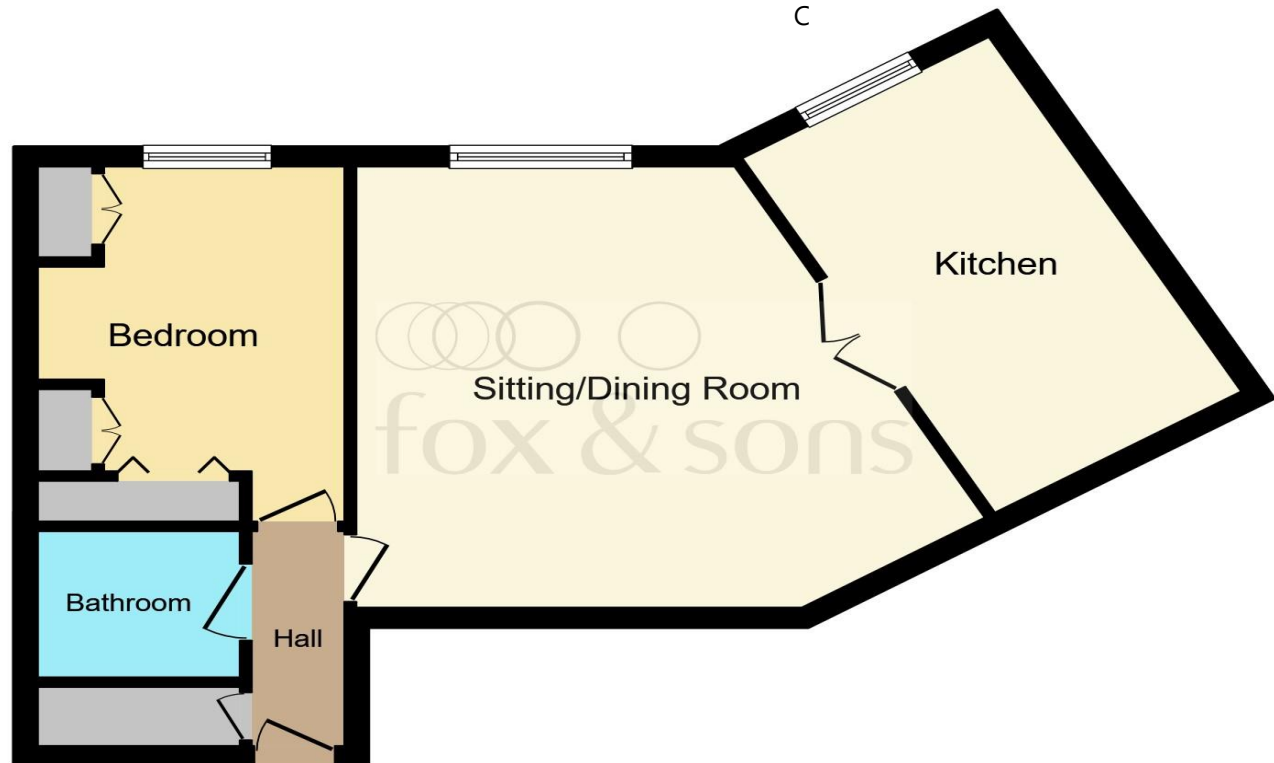
Stonemill Court stands in well tended communal gardens along with its sister development Fulford Court, residents parking to the rear.

### Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

### Council Tax Band

C



Total floor area 47.3 sq.m. (509 sq.ft.) approx

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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## 12 Stone Mill Court, Park Terrace, Minehead

- Popular Retirement Development Close To Town
- Second Floor With Nice Views - Lift Serviced
- Spacious Sitting/Dining Room - Fitted Kitchen
- Double Bedroom - Bathroom - Pull Cord Assistance
- Communal Gardens - Residents Parking

Tenure: Leasehold EPC Rating: D

**£69,950**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH106207 - 0007

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