



**Beechfield Court, The Parks, Minehead TA24 8BQ**

**welcome to**

**20 Beechfield Court, The Parks, Minehead**

A superior first floor two-bedroom retirement apartment within this prestigious development built by McCarthy & Stone in 2014, standing in attractive well tended gardens in the favoured Parks area of Minehead. The apartment is finished to a high standard and enjoys a pleasant outlook.



## **Beechfield Court**

Beechfield Court is an excellent example of high specification living in retirement for those over the age of 60. The property was built by McCarthy & Stone in 2014 comprising twenty five apartments that offer well planned communal and private accommodation. The property benefits from triple glazing, ample power points, electric underfloor heating and a beautifully appointed kitchen and shower room. There is also a luxurious guest suite for friends and family to stay when visiting and a dedicated house manager along with communal residents lounge, laundry and buggy store.

## **Communal Entrance**

Video entryphone system, electric powered double entrance doors, level access, lift and stairs rising to first floor landing, door giving access to;

## **Private Entrance Hall**

A spacious L-shaped entrance hall with large storage cupboard with shelving for storage and hot water tank, entryphone point with assistance pull cord, oak inlay doors giving access to;

## **Sitting/Dining Room**

17' 1" x 11' 9" ( 5.21m x 3.58m )

Triple glazed window to front with views towards North Hill, focal point electric fireplace, television and satellite aerial points, underfloor heating with thermostat, glazed door to;

## **Kitchen**

8' x 7' 10" ( 2.44m x 2.39m )

Triple glazed window to side, beautifully fitted with a range of wall and base level units complimented by granite effect worksurfaces, inset four ring electric hob with hob over, eye level double oven, integrated concealed fridge/freezer, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, tiled floor with underfloor heating.

## **Bedroom One**

21' 4" max x 10' max ( 6.50m max x 3.05m max )

Triple glazed window to front with North Hill views, large walk in wardrobe with extensive hanging, shelving and sensor lighting, television and satellite aerial points, underfloor heating with thermostat, door to;



***view this property online*** [fox-and-sons.co.uk/Property/MIH106403](http://fox-and-sons.co.uk/Property/MIH106403)



## **En-Suite Shower**

A spacious en-suite with White suite comprising fully tiled oversize shower cubicle with glazed enclosure and thermostatic mixer shower, dual flush comfort w.c., vanity wash hand basin, fully tiled walls, tiled floor with underfloor heating, extractor fan, heated towel rail.

## **Bedroom Two**

17' 5" max x 11' 8" max ( 5.31m max x 3.56m max )

Triple glazed window to front with North Hill views, television and satellite aerial points, underfloor heating with thermostat.

## **Shower Room**

Beautifully appointed wet room with White suite comprising pedestal wash hand basin, dual flush comfort w.c., walk in shower with fitted screen and thermostatic mixer shower, fully tiled walls, tiled floor with underfloor heating, extractor fan, heated towel rail.

## **Outside**

To the front and side of Beechfield Court is a residents' car park where an Allocated Parking Space can be made available to rent on an annual basis at a cost of £250 per annum. There is also ample parking for visitors and a bicycle park.

To the rear of the development is a beautifully landscaped communal garden which benefits from a sunny, southerly aspect (measured at 170° south using a digital compass). There is a large patio area, ideal for al fresco dining, entertaining and relaxing in the sun, with garden furniture for use by homeowners. There are several level pathways winding through the lawns with attractive flower/shrub borders and LED garden lighting adding plenty of colour and interest. The communal garden is enclosed by timber fencing and mature trees along the rear boundary, where there is also a secure gate providing useful access to the adjoining park where homeowners can take a relaxing stroll.

## **Retirement Living**

With a McCarthy & Stone "Retirement Living" apartment you can enjoy your independence in an environment that offers companionship, privacy, security and peace of mind. Facilities and features include:

- Homeowners' lounge ideal for socialising and meeting new friends.
- Beautifully landscaped communal garden to enjoy, all maintained for you.
- Luxury guest suite where friends and family can stay for just £25 a night.
- Communal laundry room.
- Secure, mobility scooter store with charging points.
- House manager on hand during office hours and ensuring the smooth day-to-day running of the development.
- Secure, gated access from the communal garden through to The Parks Walk.
- Two lifts to all floors.
- Raised height plug sockets to reduce bending.
- Slip resistant flooring.
- Some electrically operated windows.
- Easy grip lever taps.
- Secure, CCTV entry system, linked to your TV.
- 24 hour emergency call points.
- Illuminating light switches.
- Balance of 10 year NHBC warranty.

welcome to

## 20 Beechfield Court, The Parks, Minehead

- Superior & Spacious First Floor Apartment
- Fully Fitted Kitchen With Integrated Appliances
- Lounge/Dining Room - Two Double Bedrooms
- Luxury Wet Rooms With High Quality Fittings
- Attractive Communal Gardens - Parking Space Available

Tenure: Leasehold EPC Rating: B

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.

# £215,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH106403](https://fox-and-sons.co.uk/Property/MIH106403)



Property Ref:  
MIH106403 - 0005

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.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)