



**Bowline Court, Trinity Way, Minehead TA24 6GP**

**welcome to**

**19 Bowline Court, Trinity Way, Minehead**

Positioned within the favoured Bowline Court and enjoying wonderful coastal views over the Bristol Channel is this spacious and beautifully presented Three bedroom lift serviced first floor apartment with balcony, re-fitted kitchen, bathroom and en-suite. No Chain - Viewing Advised.



### Communal Entrance

Level access with powered double doors, video entryphone system with fob entry for residents leads to the communal hall, well presented with stairs and lift rising to first floor landing, door giving access to;

### Private Entrance Hall

A spacious hallway with video entryphone system, Hive remote control heating control, large shelved double storage cupboard and further separate storage cupboard, telephone point, Italian designer radiator, coving, Oak inlay doors to;

### Sitting/Dining Room

23' 2" x 11' 2" ( 7.06m x 3.40m )

Enjoying a dual aspect with double glazed window to side with North Hill views and double glazed sliding doors to balcony with views over the Bristol Channel, contemporary wall mounted holographic remote control living flame effect fire, television and satellite aerial points, telephone point, two Italian designer radiators, archway to;

### Kitchen

10' x 8' 10" ( 3.05m x 2.69m )

Dual aspect with double glazed window to front with remote power blind and double glazed sliding doors to balcony all enjoying North Hill and stunning sea views, Re-fitted with a striking range of gloss grey wall and base level units with ample wood effect worksurfaces, inset stainless steel gas hob with hood over and oven below, integrated concealed fridge/freezer, dishwasher and washer dryer (all under warranty), recessed one and a half bowl sink unit, concealed Vailant gas fired combination boiler installed in 2022 (under warranty), attractive tiled surrounds, parquet effect vinyl flooring, recessed downlighters, feature led plinth lighting.

### Balcony

With space for table and chairs, enjoying fine views over the Bristol Channel, Minehead Harbour and North Hill, wood effect tile flooring, courtesy lighting and external power point (ideal for heater if required).

### Bedroom One

15' x 11' 2" ( 4.57m x 3.40m )

Double glazed window to front with sea and harbour views, fitted remote control blackout blind, recessed double wardrobe with Oak inlay doors, further triple wardrobe with Oak effect and mirror fronted sliding doors, radiator, Oak inlay door to;

### En-Suite

Re-Fitted White suite comprising oversize quadrant shower with glazed enclosure and Mira Sport shower, dual flush low level w.c. and pedestal wash hand basin, grey aqua panel surrounds with tile effect vinyl flooring, sensor illuminated vanity mirror, oversize chrome heated towel rail, recessed downlighters, extractor fan.

### Bedroom Two

11' 1" x 10' ( 3.38m x 3.05m )

Double glazed window to front with sea and harbour views, fitted remote control blackout blind, television aerial point, radiator.

### Bedroom Three

10' x 7' ( 3.05m x 2.13m )

Double glazed window to front with sea views, fitted remote control blackout blind, radiator.

### Bathroom

Re-Fitted White suite comprising panel enclosed bath with mixer tap and shower connection if desired, dual flush low level w.c., vanity wash hand basin with storage below, marble effect aqua panel surrounds with wood effect vinyl flooring, sensor illuminated vanity mirror with concealed storage, oversize chrome heated towel rail, recessed downlighters, extractor fan.

### Outside

The property stands within well tended communal gardens running parallel to Minehead seafront with area's of lawn interspersed with pathways, sitting areas and mature shrubs. The property benefits from an allocated parking space close to the entrance and additional visitors parking spaces.

### Tenure Information

Bowline Court Freehold is owner in equal shares by the residents of the building, the property is sold with the balance of a 999 year lease from January 2002. We are advised the service charge is £125 per month and includes the buildings insurance, communal cleaning and lighting, window cleaning, garden and lift maintenance. Pets are not permitted within Bowline Court.

### Council Tax Band D



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welcome to

## 19 Bowline Court, Trinity Way, Minehead

- Fully Modernised First Floor Apartment
- Sitting/Dining Room - Re-Fitted Kitchen - Balcony
- Three Bedrooms - Re-Fitted Bathroom & En-Suite
- Replacement Gas Boiler - Remote Control Blinds
- Stunning North Hill & Coastal View - Allocated Parking

Tenure: Leasehold EPC Rating: B

# £300,000



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 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH106036 - 0004

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