



**Hanover Court, North Road, Minehead TA24 5QY**

**welcome to**

**10 Hanover Court, North Road, Minehead**

A one bedroom ground floor retirement apartment located within the popular Hanover Court development conveniently situated between Minehead seafront and the attractive Blenheim Gardens. The property has been newly redecorated & benefits from double glazing. Viewing is advised!



### Communal Entrance

Powered doors with security entry phone system give access to the entrance hall with lift and stairs rising to all floors.

### Front Door

Leading to

### Entrance Hall

With night storage heater, built in storage cupboard with light, doors to

### Living/ Dining Room

15' 4" x 10' 3" max ( 4.67m x 3.12m max )

Double glazed window to front, night storage heater, telephone point, door to

### Kitchen

9' 6" x 6' 7" ( 2.90m x 2.01m )

Double glazed window to front, a range of fitted base & wall units, worktop surfaces, inset stainless steel sink unit, Zanussi electric cooker, space for fridge freezer, Hoover washing machine, tiled splashbacks, vinyl floor.

### Bathroom

A fitted suite comprising panelled bath with shower unit over, wash hand basin, low level WC, part tiled surrounds, extractor unit, shaver point/light, vinyl floor, built in airing cupboard with shelving.

### Bedroom

15' 4" x 8' 6" ( 4.67m x 2.59m )

Double glazed window to front, night storage heater.

### Outside

Hanover Court is set in well maintained communal gardens with shrub and flower borders, several places to sit, relax and enjoy the views, there is a shared car park to the front providing residents parking.

### Agents Note:

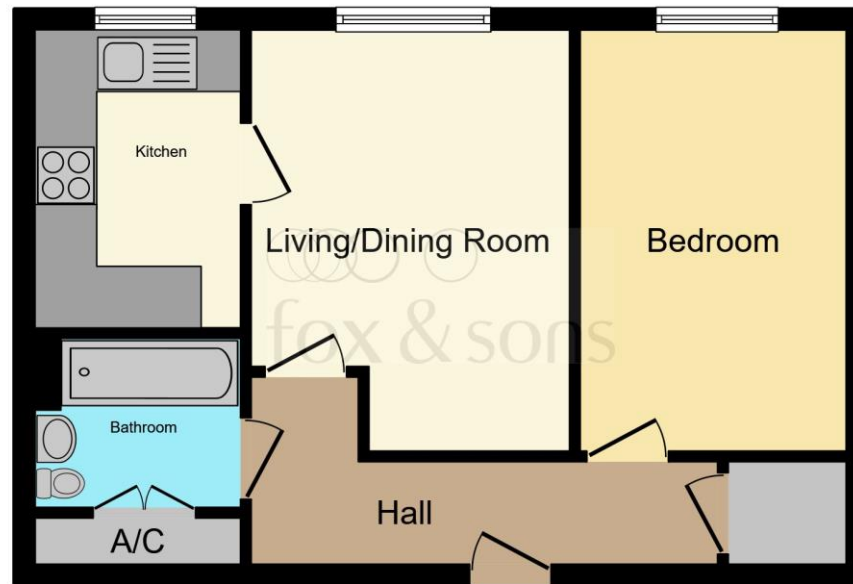
Hanover Court purchase prices are discounted to 70% of the open market value of the property, they are not shared ownership and there is no rent to pay.

### Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 country 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 is approximately two hours.

### Council Tax Band

B



Total floor area 41.0 sq.m. (442 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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welcome to

## 10 Hanover Court, North Road, Minehead

- Popular Hanover Court Retirement Development
- Conveniently Positioned on the Edge of Minehead Town Centre
- Ground Floor Apartment - One Bedroom
- Lounge - Kitchen - Bathroom
- Double Glazing - Night Storage Heaters

Tenure: Leasehold EPC Rating: C

**£75,000**



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 125 years from 18 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH105976 - 0004

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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