



Glenmore Road, Minehead, TA24 5BQ



Total floor area 35.4 m² (381 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.

welcome to

Flat 3 Ember Court, Glenmore Road, Minehead

- Town Centre Location - Close to Minehead Seafront
- Second Floor Flat
- One Bedroom - Lounge
- Kitchen - Bathroom
- An Ideal first time or investment buy!

Tenure: Leasehold EPC Rating: E

£90,000

Communal Entrance

Front Door

Entrance Hall

Lounge

16' x 9' 11" (4.88m x 3.02m)

Kitchen

6' 11" x 6' 8" (2.11m x 2.03m)

Bathroom

Bedroom

10' 5" x 9' 8" (3.17m x 2.95m)

Council Tax Band A

view this property online fox-and-sons.co.uk/Property/MIH106604

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



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.

Property Ref:

MIH106604 - 0004

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk