



**Poundfield Road, Minehead, TA24 5EP**



**welcome to**

## **Flat 1, 19a Poundfield Road, Minehead**

- Popular Residential Area
- Ground Floor Flat - One Bedroom
- Lounge - Kitchen - Bathroom
- Gas Central Heating - Double Glazing
- Small Garage & Garden

Tenure: Leasehold EPC Rating: C

# £139,950

**view this property online** [fox-and-sons.co.uk/Property/MIH106624](http://fox-and-sons.co.uk/Property/MIH106624)

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Apr 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:**

MIH106624 - 0002

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### **Communal Entrance**

Lobby area with doors to

### **Front Door**

Leading to

### **Entrance Hall**

With built in understairs cupboard, doors to

### **Lounge**

14' 5" max x 12' 11" max ( 4.39m max x 3.94m max )

Double glazed bay window to front, fitted carpet, picture rail, radiator, period fireplace.

### **Bedroom**

11' 10" x 10' 1" ( 3.61m x 3.07m )

Double glazed window to rear and double glazed door to the rear garden, picture rail, fitted carpet, radiator, period fireplace.

### **Kitchen**

14' x 8' 8" max ( 4.27m x 2.64m max )

Double glazed windows to side, a range of base and wall level units, worktop surfaces, stainless steel sink unit, space and plumbing for washing machine, space for cooker, tiled splashbacks, vinyl flooring, radiator, wall mounted Vaillant gas fired combi boiler serving the domestic hot water and central heating systems, built in cupboard, door to

### **Rear Entrance Lobby**

Double glazed door to the rear garden, door to

### **Bathroom**

Double glazed window to rear, a fitted suite comprising panelled bath with mixer taps and shower unit, fitted shower screen, wash hand basin, low level WC, part tiled surrounds, part Aqua panelling to walls, vinyl flooring, radiator.

### **Outside**

The property benefits from a small garage to the side & a lawned garden to the rear. A door to the side of the garage provides access to the rear and pathway leading through the garden and leads to the garden of Flat 2.

### **Council Tax Band A**



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