



Poundfield Road, Minehead, TA24 5EP

welcome to

Flat 2, 19a Poundfield Road, Minehead

- Popular Residential Area
- First Floor Flat - Two Bedrooms
- Lounge - Kitchen
- Shower Room - Double Glazing
- Rear Garden

Tenure: Leasehold EPC Rating: E

£139,950

view this property online fox-and-sons.co.uk/Property/MIH106605

This is a Leasehold property with details as follows; Term of Lease 999 years from 16 May 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:

MIH106605 - 0002

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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Communal Entrance

Communal lobby area with doors to

Front Door

Giving access to staircase rising to first floor landing.

Entrance Hall

Double glazed window to side, fitted carpet, access to roof space, picture rail, doors to

Lounge

11' 11" x 10' 1" max (3.63m x 3.07m max)
Double glazed window to rear, fitted carpet, picture rail, sliding door to

Kitchen

8' 8" x 7' 8" (2.64m x 2.34m)
Double glazed window to rear, a range of fitted base and wall level units, worktop surfaces, inset one and a half bowl sink unit, space for cooker, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, vinyl flooring.

Bedroom One

11' 9" x 10' 1" max (3.58m x 3.07m max)
Double glazed window to front, period fireplace, picture rail, fitted carpet, built in cupboard.

Bedroom Two

8' 9" x 7' 4" (2.67m x 2.24m)
Double glazed window to front, fitted carpet, picture rail.

Shower Room

Double glazed window to side, a fitted suite comprising pedestal wash hand basin, low level WC, shower cubicle, laminate flooring, extractor unit.

Outside

The property benefits from a lawned garden to the rear with gate leading to a service lane. There is also access through Flat 1 garden from the front of the property.

Council Tax Band A



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