



**Metropole Court, Minehead, TA24 5QR**

**welcome to**

**36 Metropole Court, Minehead**

A spacious Two/Three bedroom ground floor apartment on Minehead's sea front within a former Victorian Hotel which has been converted into elegant apartments enjoying level access to the town centre and local amenities, Blenheim Gardens and Minehead Harbour. Enclosed private courtyard gardens.



### Double Glazed Door

Leading to

### Entrance Hall

A spacious hall with fitted carpet, radiator, doors to

### Sitting Room

18' 4" x 11' 7" ( 5.59m x 3.53m )

Enjoying a dual aspect with two double glazed windows to front with sea views and two double glazed windows to rear, fitted carpet, TV point, radiator, door to

### Dining Room/Bedroom Three

13' x 9' ( 3.96m x 2.74m )

Double glazed skylight window to rear, fitted carpet, exposed beams, radiator.

### Kitchen

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double glazed window to rear, a spacious kitchen fitted with a range of base and wall level units, ample worktop surfaces, inset one and half bowl stainless steel sink unit, inset four ring hob and fitted double oven, fitted washing machine, breakfast bar, access to loft space, Baxi combination boiler (replaced January 2024 with 10 year Warranty).

### Bedroom One

18' 3" x 12' 3" max ( 5.56m x 3.73m max )

Two double glazed windows to front, fitted carpet, wardrobe area with hanging rails, radiator.

### Bedroom Two

12' 4" x 12' 3" ( 3.76m x 3.73m )

Double glazed window to front, fitted carpet, BT point, radiator.

### Bathroom

Double glazed window to side, Re-fitted (2023) white suite comprising oversize walk in shower, pedestal wash hand basin and low level WC, Aqua Panel surrounds, radiator.

### Separate Wc

Double glazed window to side, fitted low level WC, vinyl floor.

### Garden

The Apartment enjoys the benefit of an enclosed courtyard patio garden, gated access leads to the parking area and gives access to Minehead Seafront, covered seating area ideal for Al Fresco dining.

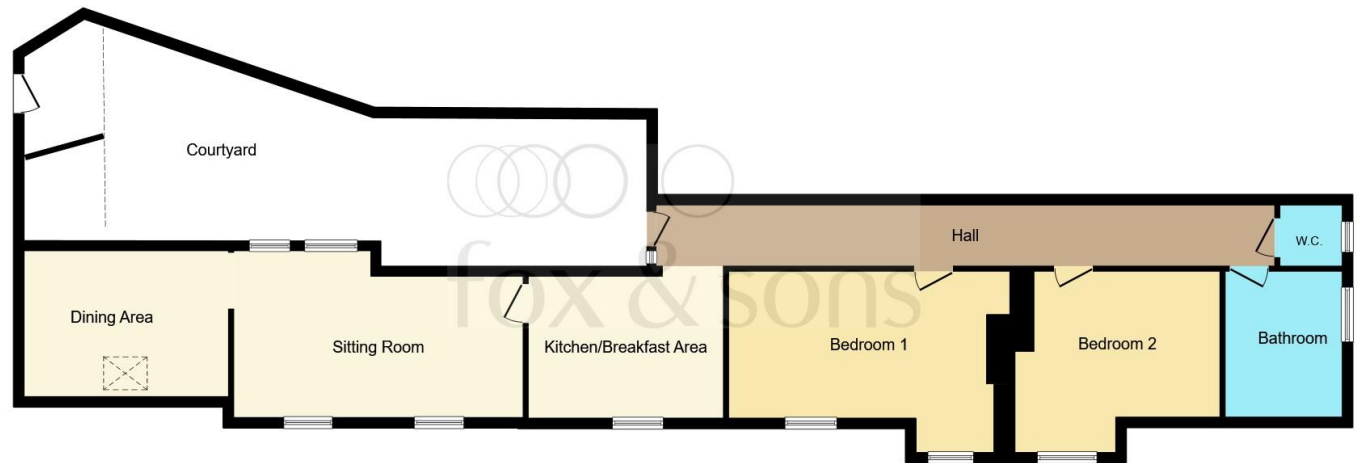
### Parking

To the rear of the property there is a communal residents parking area.

### Council Tax Band B

### Location

Metropole Court is a historic Victorian building which was originally a grand hotel and was converted into apartments in the 1970s. The apartment leases are managed by a residents' management committee. Minehead has a range of shopping and banking facilities together with bowling, tennis, golf and the beautiful Blenheim Gardens which still has the original bandstand. The old harbour and seafront are within a mile and the county town of Taunton which has mainline rail connections and access to the motorway network is approximately twenty five miles to the east. For those who enjoy exploring the countryside Minehead is often referred to as the Gateway to the Exmoor National Park and the many renowned places of interest are all within motoring distance. The start of The South West Coast Path starting point, is just along The Promenade.



Total floor area 98.5 m<sup>2</sup> (1,060 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.



**view this property online** [fox-and-sons.co.uk/Property/MIH106669](https://fox-and-sons.co.uk/Property/MIH106669)



welcome to

## 36 Metropole Court, Minehead

- Spacious Ground Floor Apartment
- Sitting Room - Dining Room/Bedroom Three
- Two Further Double Bedrooms
- Well Appointed Kitchen - Re-Fitted Shower Room
- New Boiler In 2024 - Enclosed Patio Gardens

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £224,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH106669](https://fox-and-sons.co.uk/Property/MIH106669)



Property Ref:  
MIH106669 - 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.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)