



Stone Mill Court, Park Terrace, Minehead TA24 5NE

welcome to

9 Stone Mill Court, Park Terrace, Minehead

Situated on the edge of Minehead town centre & its amenities is this well presented Two bedroom lift serviced first floor retirement apartment. The property benefits from double glazing, electric heating, fitted kitchen & bathroom, communal grounds & residents parking. No onwards chain.



Communal Entrance

Courtesy lighting, powered communal door, access to lift and stairs rising to first floor landing.

Entrance Hall

Assistance control panel, storage cupboard with fusebox and electric meter, walk in airing cupboard, wall mounted storage heater, coving, doors to;

Sitting/Dining Room

15' 9" x 9' 8" (4.80m x 2.95m)

Enjoying a dual aspect with double glazed windows to front with North Hill views over town and double glazed window to side, assistance pull cord, television and FM aerial points, wall light points, storage heater, glazed double doors to;

Kitchen

10' 8" x 5' 4" (3.25m x 1.63m)

Fitted range of wall and base level units with marble effect work surfaces, inset single drainer stainless steel sink unit, appliance space for slot in cooker, plumbing for washing machine and appliance space for tall fridge/freezer, fitted cooker hood, tiled splashbacks, vinyl flooring.

Bedroom One

12' 6" max x 8' 7" (3.81m max x 2.62m)

Double glazed window to side with views towards North Hill, fitted double wardrobe with bi-fold mirrored doors, wall light points, telephone point, storage heater, coving.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.03m)

Double glazed window to side with views towards North Hill, wall light point, electric heater, coving.

Bathroom

A good size bathroom with panel enclosed bath, mixer tap and shower over, low level w.c. and pedestal wash hand basin, extractor fan, electric heater, fully tiled walls, coving.

Communal Laundry

To the ground floor is a residents laundry facility with washing machines and tumble dryers.

Outside

Stone Mill Court stands in well tended communal gardens along with its sister development Fulford Court, residents parking to the rear.

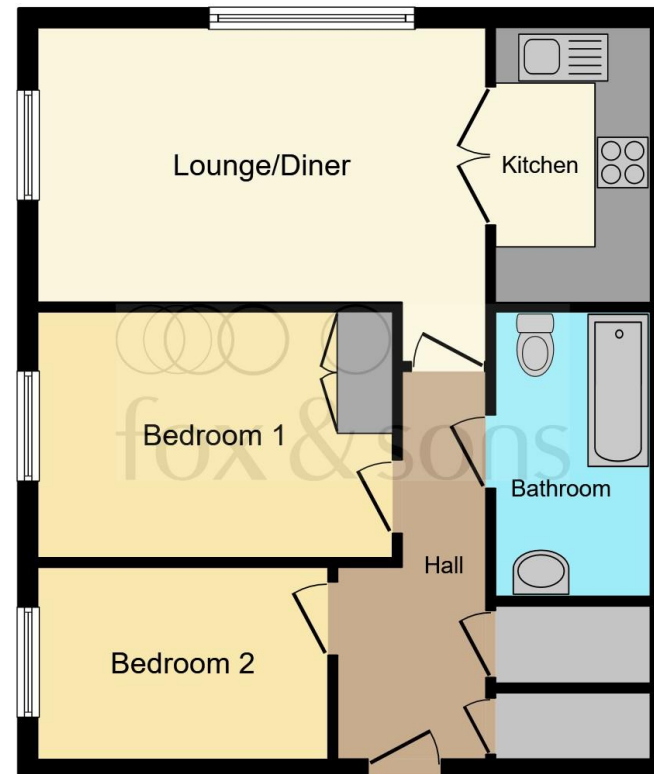
Location

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

Council Tax Band C

Agents Note

This property is being sold on behalf of a corporate client, it is sold subject to a grant of probate and must remain on the market until exchange of contracts. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



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welcome to

9 Stone Mill Court, Park Terrace, Minehead

- Popular Retirement Development Close To Town
- First Floor - Lift Serviced - Attractive Views
- Sitting/Dining Room - Fitted Kitchen
- Two Bedrooms - Bathroom - Pull Cord Assistance
- Communal Gardens & Residents Parking

Tenure: Leasehold EPC Rating: C

£95,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH106683 - 0003

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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Please note the marker reflects the
postcode not the actual property