



**Fulford Court, Millbridge Gardens, Minehead, TA24 5XA**

**welcome to**

**4 Fulford Court, Millbridge Gardens, Minehead**

Situated on the edge of Minehead town centre & its amenities is this well presented deceptively spacious two bedroom lower ground floor retirement apartment. The property benefits from double glazing, fitted kitchen, modern bathroom & ensuite shower room, communal grounds & residents parking.



## Fulford Court

Fulford Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 24 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

## Communal Entrance

With staircase and lift to upper and lower floors.

## Front Door

Leading to

## Entrance Hall

With ceiling coving, fitted carpet, night storage heater, built in airing cupboard with hot water cylinder and light, built in storage cupboard, doors to

## Lounge/ Dining Room

19' 5" max x 18' max ( 5.92m max x 5.49m max )  
Double glazed windows to side, double glazed patio door to side leading out to the communal garden, two night storage heaters, ceiling coving, wall light points, fitted carpet & a small area of vinyl floor close to the kitchen, double doors to

## Kitchen

7' 4" x 7' ( 2.24m x 2.13m )  
Double glazed window to side, a range of fitted base and wall level units, worktop surfaces with splashbacks, inset one and half bowl stainless steel sink unit, inset electric hob with cooker hood over, integrated electric oven, space for fridge freezer, ceiling coving, vinyl floor.

## Bedroom One

20' 5" max narrowing to 13' 5" x 9' 1" max ( 6.22m max narrowing to 4.09m x 2.77m )  
Double glazed window to rear, night storage heater, fitted carpet, ceiling coving, built in wardrobe with mirrored doors, wall light points, door to

## Ensuite Shower Room

A white suite comprising of vanity wash hand basin with cupboard under, low level WC with cupboards either side, shower cubicle, heater towel rail, wall light points, extractor unit, Aqua panelling, vinyl floor.

## Bedroom Two

15' 4" max x 9' ( 4.67m max x 2.74m )  
Double glazed window to rear, fitted carpet, night storage heater, ceiling coving, wall light points, built in wardrobe with mirrored doors.

## Bathroom

A modern white suite comprising of vanity wash hand basin with cupboard under, low level WC with cupboard either side, panelled bath with Mira shower unit over and fitted bi-folding shower screen, heated towel rail, Aqua panelling, extractor unit.

## Outside

Fulford Court stands in well tended communal gardens with block paving at the front of the development affording residents and visitors parking spaces, to the rear of the property there are attractive gardens which are lawned with inset tress and well stocked flower and shrub beds and borders.

## Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 sixth form college. The rolling hills of Exmoor, Quantock Hill 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

## Tenure:

Remainder of 125 years lease from 1st July 1995

Ground Rent £292.64 payable every 6 months

Service Charge £2,343.08 payable every 6 months



Total floor area 79.1 sq.m. (851 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.



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welcome to

## 4 Fulford Court, Millbridge Gardens, Minehead

- Close to the Town Centre & its Amenities
- Lower Ground Floor Retirement Apartment
- Two Bedroom - Lounge/Dining Room - Ensuite Shower Room
- Communal Grounds & Residents Parking
- Double Glazing - Bathroom

Tenure: Leasehold EPC Rating: D

**£120,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH106660 - 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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