



Lanyard Court, Trinity Way, Minehead TA24 6GN

welcome to

Lanyard Court, Trinity Way, Minehead

A must for steam enthusiasts! This is a super first floor apartment, well positioned for a great view of the West Somerset Steam Railway. The block, forming part of the popular Mariner's Way development, offers two double bedrooms, a sitting / dining room, family bathroom and kitchen with balcony.



Communal Entrance Porch

Double glazed door, courtesy lighting, entry phone system, stairs and lift rising to first floor landing.

Entrance Hall

Entry phone system, built in storage cupboard, shelved airing cupboard with radiator, radiator, doors to;

Sitting/Dining Room

22' 1" max x 11' (6.73m max x 3.35m)

Enjoying a dual aspect with double glazed windows and double glazed doors to balcony, providing views over West Somerset Railway and towards Conygar Tower and Dunster, TV and BT points, utility cupboard with plumbing for washing machine and shelving, two radiators, coving.

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window and double glazed doors to balcony with far reaching views, a range of fitted base and wall level units with granite effect worktop surfaces, fitted 4 ring hob with hood over and oven below, integrated concealed dishwasher, integrated concealed fridge freezer, concealed Worcester Bosch combi gas boiler, inset one and half bowl sink unit, tiled splashbacks, oak flooring, space for cafe style table and charis, recessed downlighters.

Bedroom One

13' x 10' 4" max (3.96m x 3.15m max)

Enjoying a dual aspect with views over the surrounding countryside and towards Conygar Tower, excellent range of fitted bedroom furniture, TV and BT points, Oak flooring, radiator, door to

En Suite

Double glazed obscured window, white suite of fully tiled shower cubicle with glazed enclosure, low level WC, pedestal wash hand basin, oak flooring, extractor fan, radiator.

Bedroom Two

10' 4" max x 8' 6" (3.15m max x 2.59m)

Double glazed window with matching views, excellent range of fitted furniture, oak flooring, radiator.

Bathroom

White suite comprising walk in spa bath with shower over, low level WC, pedestal wash hand basin, tiled surrounds, extractor fan, oak flooring, radiator.



Parking

One allocated parking space along with visitor parking.

Gardens

Lanyard Court stands in well maintained communal gardens with mature flower and shrub beds, pathways through the development lead to the seafront and also provide access to the rear of the development onto the West Somerset Steam railway and give easy access to local supermarkets, Tesco, Morrisons and Lidl.

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



welcome to

3 Lanyard Court, Trinity Way, Minehead

- Well Presented South Facing First Floor Apartment
- Lovely Views Over West Somerset Steam Railway
- Sitting/Dining Room - Fitted Kitchen - Balcony
- Two Double Bedrooms - En-Suite - Bathroom
- Communal Gardens - Allocated Parking - No Chain

Tenure: Leasehold EPC Rating: B

£199,950



Please note the marker reflects the postcode not the actual property

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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:
MIH106681 - 0002

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01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk