



Fulford Court, Millbridge Gardens, Minehead TA24 5XA

welcome to

10 Fulford Court, Millbridge Gardens, Minehead

Situated on the edge of Minehead town centre & its amenities is this well presented two bedroom ground floor retirement apartment. The property benefitting from double glazing, lounge with patio door, fitted kitchen, two bedrooms, 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

Fitted carpet, ceiling coving, entry system, night storage heater, built in cupboard, built in airing cupboard, doors to

Lounge/ Dining Room

21' 5" max x 10' 7" max (6.53m max x 3.23m max)
Double glazed window to front and double glazed patio door to side, fitted carpet, ceiling coving, wall light points, night storage heater, TV/FM points, double doors to

Kitchen

8' 5" max x 7' 6" max (2.57m max x 2.29m max)
Double glazed window to side, a range of base and wall level units, worktop surfaces, inset stainless steel sink unit, space for fridge, space for cooker with cooker hood over, ceiling coving, vinyl floor, tiled splashbacks, wall mounted heater.

Bedroom One

14' 6" max x 9' 3" max (4.42m max x 2.82m max)
Double glazed window to side, fitted carpet, night storage heater, ceiling coving, built in wardrobe, wall light points.

Bedroom Two

12' 8" max x 9' 2" max (3.86m max x 2.79m max)
Double glazed window to side, fitted carpet, ceiling coving, wall light points, night storage heater, built in storage unit.

Shower Room

Walk in shower, low level WC, vanity wash hand basin, tiled surround, extractor unit, wall mounted heater, vinyl floor.

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 trees 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.

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

Council Tax Band

C



Total floor area 61.3 m² (660 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

10 Fulford Court, Millbridge Gardens, Minehead

- Edge of Minehead Town Centre & its Amenities
- Retirement Apartment - Ground Floor
- Fitted Kitchen - Lounge with Patio Door
- Two Bedrooms - Double Glazing
- Communal Grounds & Residents Parking

Tenure: Leasehold EPC Rating: C

£118,000



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:
MIH106700 - 0005

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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