



Peerage Court, Vennland Way, Minehead, TA24 5DA

welcome to

2 Peerage Court, Vennland Way, Minehead

Peerage Court is an attractive purpose built development a level walk from the Town and Seafront. Situated on the ground floor in the development is this two bedroom apartment benefitting from lounge with patio doors, kitchen, bathroom, communal gardens & parking.



Communal Entrance

With glazed powered doors, lift & stairs to upper floors.

Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, built in cupboard, doors to

Lounge

15' 1" x 12' 10" max (4.60m x 3.91m max)

Double glazed patio doors to front, fitted carpet, night storage heater, ceiling coving, wall light points, telephone point, TV/FM points, double doors to

Kitchen

9' 9" x 6' 7" (2.97m x 2.01m)

A range of fitted white base and wall units, worktop surfaces, inset one and half bowl stainless steel sink unit, space and plumbing for washing machine, integrated oven, inset electric hob with cooker hood over, space for fridge freezer, ceiling coving, tiled splashbacks, vinyl floor.

Shower Room

A modern fitted white suite comprising of shower cubicle, vanity wash hand basin with cupboard under, low level WC, Aqua panelling, extractor unit, heated towel rail, vinyl floor, built in airing cupboard with hot water unit and shelving.

Bedroom One

15' 1" max x 9' 2" (4.60m max x 2.79m)

Double glazed window to front, fitted carpet, ceiling coving, wall mounted electric heater, built in wardrobe, TV/FM points.

Bedroom Two

11' 9" x 6' 9" (3.58m x 2.06m)

Double glazed window to front, fitted carpet, ceiling coving.

Outside

The development sits within well tended communal gardens with areas of lawn interspersed with flower and shrub beds and borders. Mature trees inset.

There is a large parking area split into three area's with ample parking provided with both residents and visitors alike.

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.

Council Tax Band

C



Total floor area 56.0 m² (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

2 Peerage Court, Vennland Way, Minehead

- Purpose Built Retirement Development
- Level Walk to Town Centre & the Sea Front
- Ground Floor Flat - Two Bedrooms
- Fitted Kitchen & Shower Room
- Communal Gardens & Parking

Tenure: Leasehold EPC Rating: C

£122,500



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:
MIH106658 - 0002

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