



Peerage Court, Vennland Way, Minehead, TA24 5DA

welcome to

1 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.

Front Door

Leading to

Entrance Hall

Double glazed window to rear, fitted carpet, ceiling coving, night storage heater, telephone entry system, built in cupboard, doors to

Lounge/ Dining Room

15' 1" x 11' 2" (4.60m x 3.40m)

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

Kitchen

8' 10" x 8' 3" (2.69m x 2.51m)

Window to side, a range of base and wall level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated double oven, inset electric hob with cooker hood over, tiled splashbacks, vinyl floor.

Bedroom One

12' 7" max x 11' 2" max (3.84m max x 3.40m max)

Double glazed window to front, fitted carpet, ceiling coving, night storage heater, built in wardrobe, TV/FM points.

Bathroom

Double glazed window to side, a fitted suite comprising of low level WC, vanity wash hand basin with cupboard under, walk in bath with shower unit over, Aqua panelling, shaver light/point, extractor unit, heated towel rail, vinyl floor, built in airing cupboard with Gledhill hot water cylinder.

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)

Double glazed window to rear, fitted carpet, ceiling coving, built in wardrobe.

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



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



view this property online fox-and-sons.co.uk/Property/MIH106756



welcome to

1 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: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106756



Property Ref:
MIH106756 - 0002

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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk