



Blenheim Park, Blenheim Road, Minehead, TA24 5QA

welcome to

6 Blenheim Park, Blenheim Road, Minehead

A beautifully presented second and third floor maisonette occupying a fine position close to the town centre, sea front and enjoying fine views over the Bristol Channel and Blenheim Gardens. Converted in 2010 to an exacting standard the property benefits from ample parking, viewing recommended.



Communal Entrance

Canopied porch with courtesy lighting, glazed doors with security entryphone system gives access to the communal hall, elegantly presented with sitting area and stairs rising to second floor landing.

Entrance Hall

With internal staircase rising to third floor landing, entryphone system and doors to;

Sitting/Dining Room

Irregular Shaped Room 24' 7" max x 17' 9" max (7.49m max x 5.41m)

Incorporating open plan kitchen, Double glazed picture window to front with views towards the Bristol Channel, television aerial point, wall light points, two radiators, ample space for dining table and chairs, open plan access to;

Kitchen

Double glazed window to front with views over Blenheim Gardens, beautifully appointed kitchen with an extensive range of cream Shaker style wall and base level units complimented by granite style worksurfaces, inset stainless steel sink unit with mixer tap, inset four ring gas hob with cooker hood over and oven below, integrated concealed fridge and freezer, integrated concealed washing machine, breakfast bar and wood effect flooring.

Bedroom One

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to front with views over Blenheim Gardens, fitted double wardrobe with mirror fronted doors, cupboard housing Vailant gas fired combination boiler, radiator.

Bathroom

Luxury White suite comprising panel enclosed shower end bath with mixer tap and shower over, low level w.c., wash hand basin, heated towel rail/radiator, part tiled surrounds, extractor fan, tiled floor.

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)

Three skylight windows to rear with North Hill views, fitted double wardrobe with mirrored doors, recessed storage cupboard. radiator, door to;

En-Suite

Skylight window to front, luxury White suite comprising fully tiled corner shower with glazed enclosure and electric shower, low level w.c., wash hand basin, heated towel rail/radiator, tiled floor.

Outside

The property stands in well tended low maintenance gardens with generous gravel parking area providing allocated residents parking.

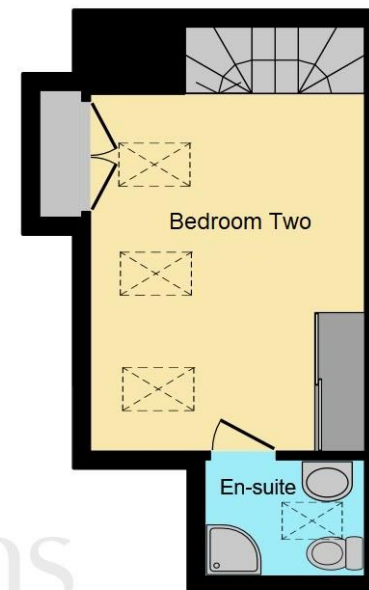
Agents Note

Upon completion the purchaser will become a shareholder in the Freehold management company.

Council Tax Band C



Second Floor



Third Floor



view this property online fox-and-sons.co.uk/Property/MIH106426



welcome to

6 Blenheim Park Blenheim Road, Minehead

- Stunning Split Level Second & Third Floor Apartment
- Views Over The Bristol Channel & Blenheim Gardens
- Spacious Sitting/Dining Room - Fully Fitted Kitchen
- Two Double Bedrooms - En-Suite & Bathroom
- Allocated Parking - Convenient Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106426



Property Ref:
MIH106426 - 0008

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