



Bowline Court, Trinity Way, Minehead, TA24 6GP

welcome to

12 Bowline Court, Trinity Way, Minehead

Being offered for sale by the original owner since it was built is this 'Type 6' spacious & well presented three bedroom lift serviced second floor apartment with balcony, which is positioned within the favoured Bowline Court and enjoying wonderful views of the Bristol Channel & Minehead Harbour.



Communal Entrance

Level access with powered double doors, video entry phone system with fob entry for residents leads to the communal hall, well presented with stairs and lift rising to first floor landing, door giving access to;

Private Entrance Hall

A spacious hallway with video entry phone system, ceiling coving, fitted carpet, radiator, telephone point, access to roof space, built in cupboard, built in airing cupboard, doors to

Lounge/ Dining Room

22' 4" max x 18' 2" max (6.81m max x 5.54m max)
Double glazed window to rear and double glazed sliding patio doors to the balcony, fitted carpet, ceiling coving, three radiators, telephone point, archway to

Balcony

Facing south west the property attracts the afternoon and evening sun. There is space for table and chairs, whilst enjoying views of the Bristol Channel and Minehead Harbour.

Kitchen

11' 2" x 7' 8" (3.40m x 2.34m)
Double glazed windows to side and rear, a range of fitted white fronted wall and base level units, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, inset gas hob with cooker hood over, integrated double oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiled splashbacks, TV/FM points, inset ceiling spotlights, vinyl flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

Bedroom One

15' 6" max x 9' 10" (4.72m max x 3.00m)
Double glazed patio doors to front with Juliet balcony enjoying views over Minehead and towards the surrounding countryside in the distance, fitted carpet, two radiators, TV point, built in wardrobe, door to

Ensuite Shower Room

Double glazed window to front, a fitted suite comprising of shower cubicle, low level WC, vanity wash hand basin with cupboard under, radiator, shaver point, inset ceiling spotlights, vinyl flooring, part tiled surrounds.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)
Double glazed window to front with views over Minehead and towards the surrounding countryside in the distance, fitted carpet, radiator.

Bedroom Three

11' 2" max x 9' 5" max (3.40m max x 2.87m max)
Double glazed window to front with views over Minehead and towards the surrounding countryside in the distance, fitted carpet, radiator, built in wardrobe.

Bathroom

A fitted suite comprising of panelled bath with mixer tap/shower attachment over, fitted shower screen, low level WC, pedestal wash hand basin, part tiled surrounds, extractor unit, radiator, vinyl floor, shaver light point, inset ceiling spotlights.

Outside

The property stands within well tended communal gardens running parallel to Minehead seafront with area's of lawn interspersed with pathways, sitting areas and mature shrubs. The property benefits from an allocated parking space close to the entrance and additional visitors parking spaces.

Council Tax Band

D

Tenure

Bowline Court Freehold is owner in equal shares by the residents of the building, the property is sold with the balance of a 999 year lease from January 2002. We are advised the service charge is £1,500 per annum and includes the buildings insurance, communal cleaning and lighting, window cleaning, garden and lift maintenance. Pets are not permitted within Bowline Court.

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.



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

Bowline Court Trinity Way, Minehead

- NO ONWARD CHAIN - Popular Modern Seafront Development
- Views of Minehead Harbour, Bristol Channel & Surrounding Countryside
- 'Type 6' Second Floor Apartment - Three Bedrooms
- Lounge/Dining Room with Balcony - Kitchen
- Double Glazing - Gas Central Heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106762 - 0003

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