



Selbourne Place, Minehead TA24 5TY

welcome to

2 Selbourne Place, Minehead

Investment Opportunity - Conveniently located for the town centre is this one double bedroom ground floor apartment with spacious sitting room, fitted kitchen, lean-to and well appointed shower room. There is a small enclosed garden to the rear. Currently let at £7,200 p.a. - Excellent ROI



Entrance Hall

Communal entrance with door to front and door giving access to;

Entrance Vestibule

Open plan access to sitting room, door to double bedroom.

Sitting Room

12' 3" x 11' 5" (3.73m x 3.48m)

Sash window to rear, feature York stone fireplace with open fire, shelved alcoves to either side, useful understairs storage area, storage heater, door to kitchen.

Kitchen

11' 4" x 6' 3" (3.45m x 1.91m)

Window and door to side, fitted with an extensive range of wall and base level units complemented by ample worksurfaces incorporating inset stainless steel sink unit, inset four ring electric hob with hood over and adjacent eye level oven with storage above and below, space and plumbing for washing machine and fridge, airing cupboard housing hot water tank with immersion heater and slatted shelving, tiled splashbacks.

Lean To

16' 7" x 4' 3" (5.05m x 1.30m)

Stable door to rear access and garden, door giving access to;

Shower Room

Suite comprising glazed shower cubicle with mixer shower, low level w.c. and wash hand basin, electric heater, window to rear.

Double Bedroom

12' 1" Max x 11' 10" Max (3.68m Max x 3.61m Max)

Double glazed obscure window to front, electric storage heater, recently replaced carpets.

Outside

Located to the rear of the property there is a pedestrian access which leads to Bampton Street, to the rear of the lean to there is a small enclosed garden with part shingle chippings stepping stone pathway and flower beds. Great potential for the creation of a patio sitting area.

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.

Council Tax Band A



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2 Selbourne Place, Minehead

- Ground Floor Apartment Close To Town
- Sitting Room - Fitted Kitchen - Lean To
- Double Bedroom - Shower Room
- Small Enclosed Rear Garden
- Investment Opportunity - Excellent ROI

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH105591 - 0011

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