



Blenheim Road, Minehead TA24 5QA

welcome to

Flat A, 35 Blenheim Road, Minehead

Wonderfully positioned next to Blenheim Gardens and close to Minehead seafront is this elegant and substantial three bedroom ground floor apartment offering spacious living accommodation, gardens and garage. The property is in need of some cosmetic updating and has no onward chain complications.



Covered Entrance

With understairs bin storage area and door leading to;

Entrance Hall

A spacious L-shaped entrance hall with window to rear, double storage cupboard and doors to;

Cloakroom

Window to rear, White suite of low level w.c. and wash hand basin, extractor fan.

Sitting Room

19' into bay x 14' (5.79m into bay x 4.27m)
Bay window to front overlooking front gardens, feature period marble fireplace with tiled slips and hearth, picture rail and coving, two radiators.

Kitchen/Dining Room

12' 5" x 12' 4" (3.78m x 3.76m)
Window to rear, fitted range of wall and base level units, wood effect worksurfaces, inset double drainer stainless steel sink unit, appliance space for cooker and fridge/freezer, former fireplace alcove with timber surround, shelved storage cupboard to side, plumbing and provision for gas fired boiler. tiled splashbacks.

Utility Room

With space and plumbing for washing machine, power points and extractor fan.

Bedroom One

15' 6" x 10' 7" (4.72m x 3.23m)
Secondary glazed french doors to front opening onto verandah and front gardens, fitted triple wardrobe and two double low level storage cupboards, further fitted wardrobe, picture rail, coving, radiator.

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)
Window to rear, radiator.

Bedroom Three

11' x 6' 5" (3.35m x 1.96m)
Window to front, coving.

Bathroom

11' max x 7' 3" (3.35m max x 2.21m)
Suite comprising panel enclosed bath with shower over, vanity wash hand basin, low level w.c., half tiled surrounds, radiator, extractor fan.

Gardens

To the front of the property but enjoying a good degree of privacy afforded by the mature shrub and hedge boundaries, laid to lawn with a pretty verandah spanning the front of the apartment.

Garage

17' 6" x 9' 2" (5.33m x 2.79m)
Located to the rear of the building a single garage with up and over door to front.

Parking

There is reserved off street parking on the driveway to the side of the garage for apartment A

Location

Minehead town centre, sea front and amenities are conveniently situated within a short distance of the apartment and the town itself offers a comprehensive range of shopping, banking and recreational facilities whilst being situated on the edge of the Exmoor National Park and is ideally placed to explore the countryside and many places of interest. The County town of Taunton is approximately twenty four miles to the east and has mainline rail connections and access to the motorway network.

Agents Note

The purchase of the apartment includes a one third share of the ownership of the freehold for the building.

Council Tax Band C



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Flat A, 35 Blenheim Road, Minehead

- Spacious Ground Floor Apartment
- Close To Blenheim Gardens & Minehead Seafront
- Spacious Sitting Room - Kitchen/Dining Room
- Utility Room - Three Bedrooms - Bathroom & Cloakroom
- Gardens - Garage - No Chain Complications

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106271 - 0005

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