

# 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**



view this property online fox-and-sons.co.uk/Property/MIH106271

# welcome to

# 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

£240,000





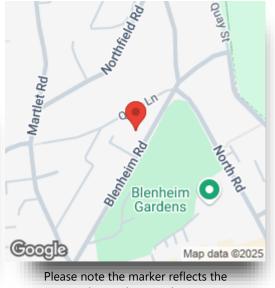
# view this property online fox-and-sons.co.uk/Property/MIH106271



Property Ref: MIH106271 - 0006 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





postcode not the actual property

fox & sons



01643 702281

minehead@fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NI



fox-and-sons.co.uk