



**Peerage Court, Vennland Way, Minehead, TA24 5DA**

**welcome to**

**46 Peerage Court, Vennland Way, Minehead**

Offering more spacious living accommodation this exceptional second floor apartment has been altered from two bedrooms to one and now affords a large sitting/dining room with Juliet balcony and window to the front with far reaching countryside views. No Chain. Viewing recommended.



## Description

The property is situated in a block of similar properties that were established for occupation for retired people over the age of 60 years, and benefits from an emergency call system, house manager, intercom entry system, communal residents sitting room, Economy 7 night storage heating, ample power points and double glazing. The property enjoys views to North Hill, Periton and Hopcott and will be found to be in excellent decorative order throughout. The accommodation is arranged as follows:

## Communal Entrance

Security entry phone systems, powered door to communal entrance, lifts & stairs to all floors

## Entrance Hall

Large walk-in storage cupboard with light, shelving and fusebox, security entryphone system and call assistance controls, wall mounted electric heater.

## Sitting/Dining Room

18' 7" x 15' 1" max ( 5.66m x 4.60m max )  
A spacious room enjoying a light aspect with double glazed window & double glazed double doors to a Juliet Balcony, enjoying far reaching views, electric storage heater, ornamental fire place, television aerial point, fitted carpets, double doors to;

## Kitchen

10' x 6' 8" ( 3.05m x 2.03m )  
Well fitted range of wall & base level units with ample roll topped work surfaces, inset single drainer stainless steel sink unit with mixer tap, appliance space for slot in cooker, washer drier, dishwasher & fridge freezer, tile effect vinyl flooring, tiled splash backs

## Bedroom One

17' 6" max x 9' 5" max ( 5.33m max x 2.87m max )  
A spacious double bedroom of irregular shape, recessed double wardrobe with bi-fold doors, ample space for additional furniture, double glazed door to Juliet Balcony, television aerial point, fitted carpets, storage heater

## Bathroom

A spacious bathroom with refitted white suite, comprising of a panel enclosed bath, low level WC, wash hand basin, separate shower cubicle with glazed enclosure and Mira Sport shower, electric heater, airing cupboard, heated towel rail, extractor fan.

## Outside

The development sits within well tended communal gardens with areas of lawn interspersed with flower and shrub beds and borders. Mature trees inset.

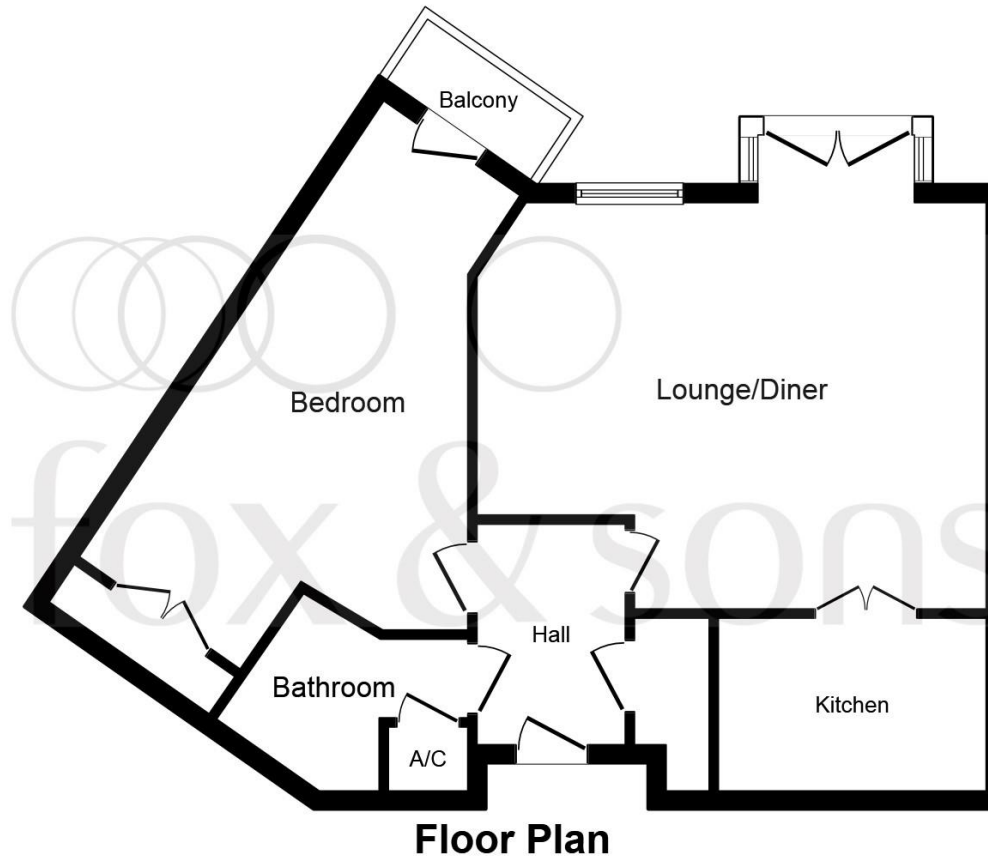
## Parking

There is a large parking area split into three areas with ample parking provided with both residents and visitors alike.

## Council Tax Band C

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

## 46 Peerage Court Vennland Way, Minehead

- Superb Second Floor Apartment
- Formerly Two Bedrooms - Now One Bedroom
- Juliet Balconys to Sitting Room & Bedroom
- Spacious Bathroom With Bath & Shower
- Attractive Far Reaching Views

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106850 - 0002

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