



Hopcott Road, Minehead, TA24 5SZ

welcome to

6 The Hopcott, Hopcott Road, Minehead

Located on the Southern edge of Minehead close to lovely walks and standing in well tended communal gardens is this two bedroom ground floor flat in need of some modernisation & offers lounge, kitchen, shower room, two bedrooms, communal gardens & communal off road parking.



Communal Entrance

With door to

Front Door

Leading to

Entrance Lobby

With built in cupboard, light. open doorway to

Entrance Hall

With wall mounted electric heater, picture rail, doors to

Lounge

14' 5" max x 13' 5" max (4.39m max x 4.09m max)
Double glazed bay window to side and double glazed window to front, period feature fireplace, picture rail, electric heater, fitted carpet.

Kitchen

10' 11" x 5' (3.33m x 1.52m)
Double glazed window to front enjoying fantastic views over Minehead, a range of fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated oven, integrated electric hob, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks.

Bedroom One

15' x 7' 1" + door recess (4.57m x 2.16m + door recess)
Double glazed windows to front enjoying fantastic views over Minehead and double glazed window to side, fitted carpet, built in cupboard housing hot water heater.

Shower Room

A modern fitted suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail, shaver light/point, tiled surrounds, inset ceiling spotlights, extractor unit, vinyl flooring.

Bedroom Two

10' 7" max x 6' 9" max (3.23m max x 2.06m max)
Double glazed window to side, fitted carpet, wall mounted electric heater, built in wardrobe.

Outside

The Hopcott development stands in well tended communal gardens with elevated gently sloping lawned area bordered by mature flower and shrub beds, enjoying wonderful views over town towards North Hill.

Communal Parking

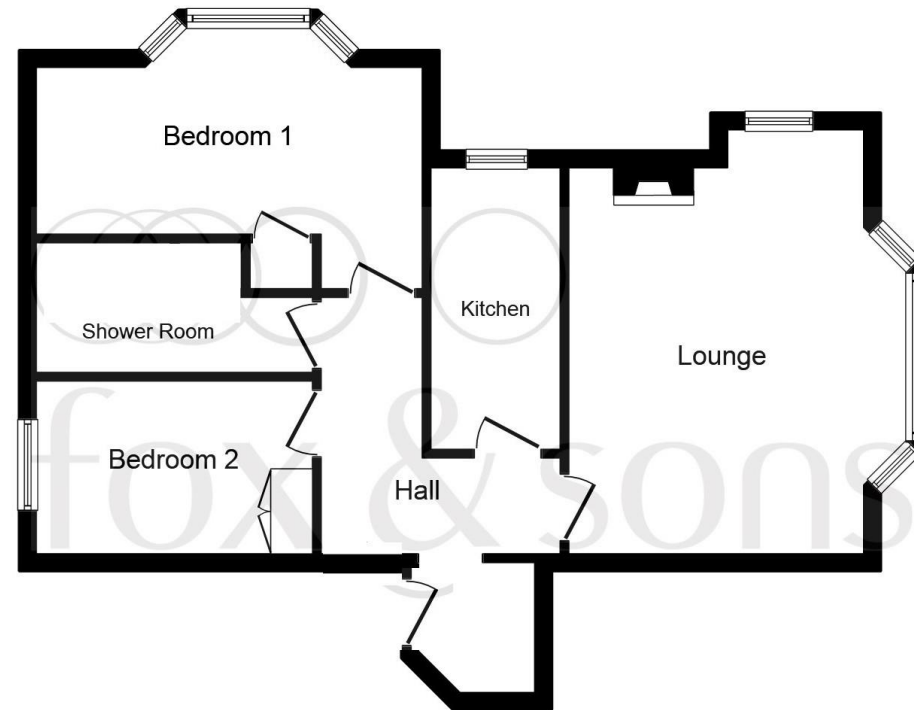
Located at the rear of the development there is a large gravel parking area with ample parking for both residents and visitors alike.

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



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



view this property online fox-and-sons.co.uk/Property/MIH106854



welcome to

6 The Hopcott, Hopcott Road, Minehead

- Outskirts of Minehead
- Ground Floor Flat - Two Bedroom
- Lounge - Kitchen - Shower Room
- Communal Gardens & Communal Off Road Parking
- In Need of Some Modernisation

Tenure: Leasehold EPC Rating: F

£105,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106854

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH106854 - 0002

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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk