









welcome to

1 Summerland Mews, Summerland Place, Minehead

Centrally located moments off Minehead High Street is this exceptionally spacious two double bedroom first floor apartment with well appointed kitchen and bathroom, spacious sitting/dining room and separate study. The property has allocated parking to the rear and is for sale with no chain.













Entrance Porch

Double glazed door, stairs to first floor landing, double glazed door and window to

Entrance Hall

10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed window to side, a good size entrance hall with stairs and half landing, access to loft storage space, doors to

Lounge

17' 8" x 16' (5.38m x 4.88m)

Enjoying a dual aspect with double glazed window to front and two double glazed windows to side with North Hill views, television aerial point, radiator, door to

Kitchen

13' x 7' 4" (3.96m x 2.24m)

Two double glazed windows to side, refitted range of gloss grey wall and base level units, Granite effect work surfaces with inset stainless steel sink unit, inset four ring hob with hood over and oven below, plumbing for washing machine, space for tall fridge freezer, cupboard housing gas combination boiler, recessed spotlights.

Study

8' 9" x 7' (2.67m x 2.13m) Skylight window, power points, fitted carpet.

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Two

10' 3" x 10' 8" (3.12m x 3.25m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

Re-fitted white suite comprising panel enclosed bath with shower and screen over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, sun pipe, recessed spot lights.

Outside Store

Double glazed door to side, very useful under stairs storage area.

Parking

There is allocated parking for one car at the rear of the property accesses from Summerland Place.

Council Tax Band A







welcome to

1 Summerland Mews, Summerland Place, **Minehead**

- Central Location Ideal For Shops
- Sitting/Dining Room Study Re-Fitted Kitchen
- Two Double Bedrooms Re-Fitted Bathroom
- Double Glazing & Gas Central Heating
- Parking To Rear Enclosed Store No Chain

Tenure: Leasehold EPC Rating: D

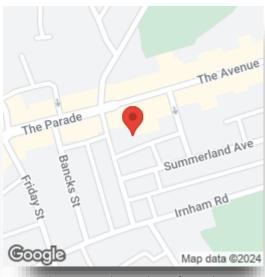
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£185,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106863



Property Ref: MIH106863 - 0003 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 quidance 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.



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