



**Park Street, Minehead TA24 5NQ**

**welcome to**

**7a Park Street, Minehead**

Offering over 1200 sq ft of beautifully presented and elegant living accommodation is this spacious three bedroom, split level maisonette, conveniently situated close to the centre of Minehead, the apartment benefits from a re-fitted kitchen and two re-fitted bath/shower rooms - No Chain.





### Entrance

Access to the property is gained from Park Terrace behind Bagley Mews with gated access to the rear access and double glazed door leading to;

### Entrance Hall

Cloaks hanging space and stairs rising to the first floor landing.

### First Floor Landing

A spacious split level first floor landing with secondary glazed window to rear, stairs to second floor landing with useful understairs storage area, electric heater, period doors to;

### Sitting/Dining Room

19' 10" x 14' 4" ( 6.05m x 4.37m )

Secondary double glazed bow window to front, a light and spacious room with high ceilings, picture rail and coving, television aerial point, electric heater, square archway to;

### Kitchen/Breakfast Room

13' 6" max x 12' ( 4.11m max x 3.66m )

Double glazed window to rear, beautifully re-fitted with a range of Grey wall and base level units complimented by granite effect worksurfaces with matching upstands, inset single drainer stainless steel sink unit, inset four ring electric hob with hood over and oven below, plumbing for washing machine and tumble dryer, space for fridge/freezer, recycling storage shelving, space for cafe style table and chairs, wood effect vinyl flooring.

### Bathroom

Double glazed window to side, a spacious room with re-fitted white suite comprising panel enclosed shower end bath with fitted screen and mixer shower over, low level w.c., pedestal wash hand basin, tiled surrounds, tile effect vinyl flooring, chrome heated towel rail, extractor fan.

### Second Floor Landing

A spacious split level landing with two large fitted double wardrobes with overhead storage cupboards, secondary glazed window to rear, period doors to;

### Bedroom One

13' 3" x 12' 7" ( 4.04m x 3.84m )

Double glazed sash window to rear with views towards The Hopcott, pretty cast iron fireplace with overmantle, high ceilings with picture rail, electric heater.

### Bedroom Two

13' 2" x 9' 5" ( 4.01m x 2.87m )

Secondary double glazed window to front, pretty cast iron fireplace with overmantle, high ceilings with picture rail, electric heater.

### Bedroom Three

10' x 10' ( 3.05m x 3.05m )

Secondary double glazed window to front, high ceilings with picture rail, fitted shelving, electric heater.

### Shower Room

Double glazed window to side, a spacious room with re-fitted white suite comprising large fully tiled shower with glazed enclosure and mixer shower, low level w.c. and pedestal wash hand basin, tile effect vinyl flooring, chrome heated towel rail, extractor fan.

### Agents Note

The property is conveniently located for all Minehead's shopping facilities and is an ideal permanent home, holiday home or letting proposition, the building was re-roofed in 2023, with further works including the double and secondary glazing installed in 2018. The property is sold with the balance of an 125 year lease from 2017, for further lease information contact Fox & Sons. The property can be sold fully furnished and equipped if desired.

### Council Tax Band B



Ground Floor

First Floor

Total floor area 116.0 m<sup>2</sup> (1,248 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.foclaagent.com](http://www.foclaagent.com)



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welcome to

## 7a Park Street, Minehead

- Elegant & Spacious Split Level Maisonette
- Sitting/Dining Room - Re-Fitted Kitchen/Breakfast Room
- Three Double Bedrooms - Two Re-Fitted Bath/Shower Rooms
- Good Quality Double and Secondary Glazing
- Electric Heating - Convenient Location - 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.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106898 - 0002

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fox & sons



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