



**Irnham Road, MINEHEAD TA24 5DN**

**welcome to**

**Top Flat, 21 Irnham Road, MINEHEAD**

A well-presented two bedroom second floor apartment within easy reach of the town centre and Minehead seafront, enjoying lovely views towards North Hill, offered with no chain complications and ideally suited for both first time and investment buyers.



### Entrance

External stairs rising to first floor with double glazed door giving access to;

### Entrance Hall

Stairs rising to second floor landing, cloaks hanging space.

### Second Floor Landing

Double glazed window to side, wood effect flooring, useful storage cupboard, doors to;

### Sitting/Dining Room

17' 3" x 9' ( 5.26m x 2.74m )

Two Double glazed windows to front with elevated views towards Conygar Tower and surrounding countryside, wood effect flooring, shelved display alcove, television aerial point.

### Kitchen

9' x 7' 5" ( 2.74m x 2.26m )

Double glazed window to rear with views towards North Hill, fitted with a range of wall and base level units complimented by wood effect worksurfaces, tiled splashbacks, inset stainless steel sink unit, space for slot in cooker and tall fridge freezer, plumbing for washing machine and space for further undercounter fridge or tumble dryer if desired, wood effect flooring, extractor fan.

### Bedroom One

14' 2" max x 13' 3" max ( 4.32m max x 4.04m max )

Double glazed skylight window, a characterful room with large recess for double bed with some eaves intrusion, ample space for bedroom furniture.

### Bedroom Two

11' 5" x 10' 5" max ( 3.48m x 3.17m max )

Double glazed window to rear with North Hill Views, wood effect flooring.

### Bathroom

Double glazed window to rear, White suite comprising panel enclosed bath with fitted screen and shower over, low level w.c. and pedestal wash hand basin, heated towel rail, tiled surrounds, wood effect flooring.

### Agents Note

The property is offered for sale with no chain complications and is available for purchase fully furnished as viewed if desired (subject to negotiation)

### Council Tax Band A



Total floor area 54.3 sq.m. (584 sq.ft.) approx

Restricted height 3.9 sq.m. (42 sq.ft.)

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.focalagent.com](http://www.focalagent.com)



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welcome to

## Top Flat, 21 Irnham Road, MINEHEAD

- Well Presented Second Floor Apartment
- Sitting/Dining Room With North Hill Views
- Fitted Kitchen - Two Bedrooms
- Double Glazing - Convenient Location
- No Chain - Ideal First Time or Investment Buy

Tenure: Leasehold EPC Rating: F

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.

# £139,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106908 - 0002

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