



Benares Court, Northfield Road, Minehead TA24 5PH

welcome to

16 Benares Court, Northfield Road, Minehead

Situated within the sought after Benares Court development on the lower slopes of North Hill is this stunning Two bedroom upper ground floor apartment offering spacious and elegant accommodation with outstanding views over the Bristol Channel, attractive communal gardens and single Garage.



Communal Entrance

Level access is gained from the rear of the building with entryphone system, well presented communal entrance and door giving access to;

Private Entrance Hall

A spacious hallway with excellent storage afforded by a double cloaks cupboard, further storage cupboard and airing cupboard with gas fired boiler (replaced in 2021) and Hive wireless central heating controls, radiator, inlay oak doors to;

Sitting/ Dining Room

26' 4" max x 21' 8" max (8.03m max x 6.60m max)
Enjoying panoramic views to the front from two sets of double glazed windows over Minehead and the Bristol Channel, a spacious sitting/dining room with striking contemporary focal point fireplace, television aerial, satellite and telephone points, ample space for dining table and chairs, two radiators.

Kitchen

9' 9" x 8' 10" (2.97m x 2.69m)
Attractively fitted with a range of wall and base level units affording a good array of storage, ample worksurfaces incorporating inset gas hob with hood over and eye level oven and microwave with storage above and below, integrated concealed fridge/freezer, space and plumbing for washing machine, tiled splashbacks, recessed downlighters.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)
Double glazed window to rear, fitted double wardrobe, television aerial and telephone points, radiator, door to;

Ensuite Shower Room

Luxury suite comprising fully tiled shower cubicle with glazed enclosure and electric shower, low level w.c. with concealed cistern, pedestal wash hand basin, half tiled surrounds, fitted mirror, chrome heated towel rail.

Bedroom Two

11' 4" max x 10' 6" max (3.45m max x 3.20m max)
Double glazed window to rear, fitted double wardrobe, television aerial point, radiator.

Bathroom

Luxury White suite comprising panel enclosed bath with Mira shower over, pedestal wash hand basin, low level w.c. with concealed cistern, tiled surrounds, useful storage cupboard, extractor fan, chrome heated towel rail.

Outside

Benares Court stands in well tended communal gardens with areas of lawn, mature shrubs and trees, winding pathways with strategic sitting areas positioned to enjoy the fine views.

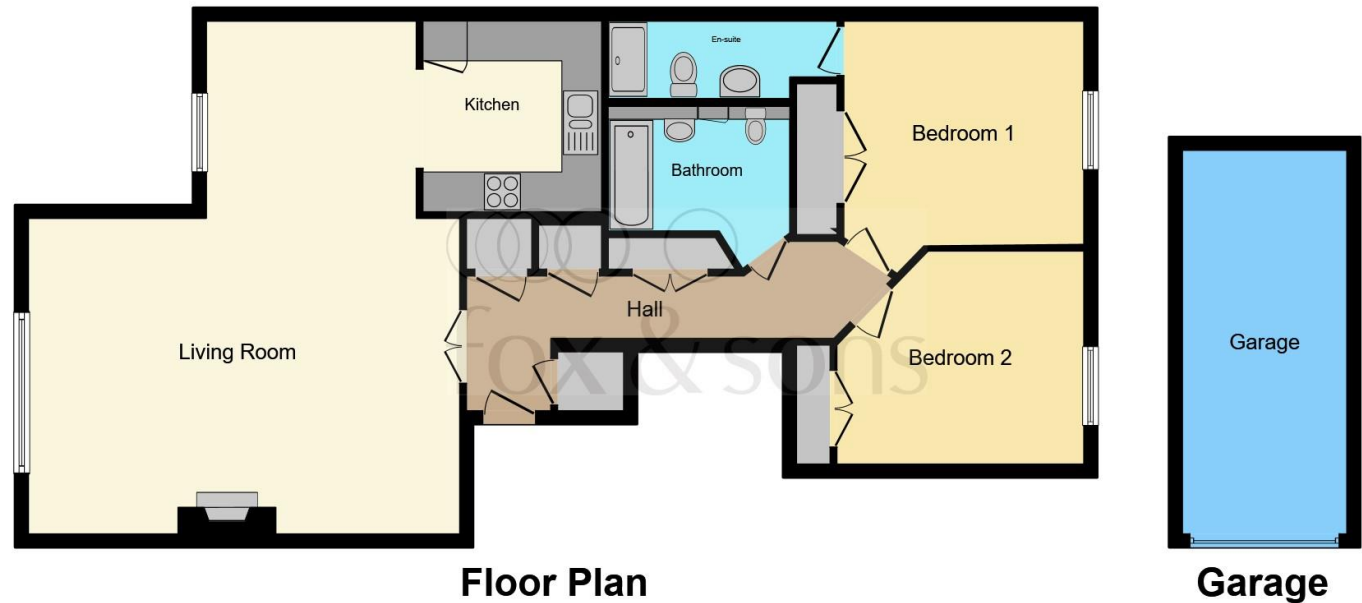
Garage

18' 5" x 9' (5.61m x 2.74m)
Located to the rear of the building with electric remote control powered door.

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 E



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welcome to

16 Benares Court, Northfield Road, Minehead

- Elegant Spacious Apartment With Stunning Views
- Sitting/Dining Room - Fully Fitted Kitchen
- Two Double Bedrooms - Luxury Bathroom & En-Suite
- Double Glazing & Gas Central Heating - Ample Storage
- Pretty Communal Gardens - Single Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106928 - 0002

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