



Marley Close, Minehead TA24 6DS

welcome to

3 Marley Close, Minehead

A very well presented Two double bedroom ground floor apartment, conveniently situated, benefiting from a refitted kitchen and bathroom, double glazing and gas central heating. Outside the property benefits from gardens immediately to the front and rear with a further enclosed area and two stores.



Entrance

Double glazed door giving access to;

Entrance Hall

Useful understairs storage cupboard, wall mounted digital central heating thermostat, wood effect flooring, doors to;

Sitting Room

14' 8" x 11' 5" (4.47m x 3.48m)

Double glazed windows and door to front opening directly onto the enclosed front garden, feature fireplace with inset living flame gas fire, television aerial point, radiator.

Kitchen/Breakfast Room

11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed window and door to rear opening directly onto the enclosed rear gardens, fitted with an excellent range of wall and base level units complimented by granite effect worksurfaces, inset one and a half bowl stainless steel sink unit, appliance space for slot in cooker, washing machine and tall fridge/freezer, concealed under unit lighting, tiled splashbacks and tiled flooring, replacement wall mounted gas fired combination boiler.

Bedroom One

14' 4" x 9' 5" (4.37m x 2.87m)

Enjoying a dual aspect with double glazed windows to front and side, radiator.

Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

Enjoying a dual aspect with double glazed windows to side and rear. radiator.

Bathroom

Double glazed window to rear, recently re-fitted White suite comprising panel enclosed bath with shower over, low level w.c. and vanity wash hand basin, aqua panel surrounds, linked extractor fan, heated towel rail, tile effect flooring.

Front Garden

Being enclosed by mature hedge and panel fencing with direct access to the sitting room and gated side access, laid to lawn with semi covered patio area.

Rear Garden

A good size rear garden accessed directly from the kitchen, enclosed by wooden panel fencing, laid to lawn with gated side access and useful timber garden store.

Additional Garden

Located across from the rear garden there is an additional area of enclosed garden, part of a former orchard which provides a lovely additional area of garden with ample space for additional shed if required.

Block Built Stores

The property benefits from two useful storage sheds.

Council Tax Band A



Total floor area 59.5 m² (640 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.focalagent.com



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welcome to

3 Marley Close, Minehead

- Ground Floor Two Double Bedroom Apartment
- Sitting Room - Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Bathroom - Double Glazing - Gas Central Heating
- Enclosed Front And Rear Gardens
- Two Useful Stores - Further Enclosed Garden

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106783 - 0004

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