



Summerland Avenue, Minehead, TA24 5BW

welcome to

Canberra, 59 Summerland Avenue, Minehead

Conveniently located a short stroll from Minehead's shopping facilities and close to the seafront and West Somerset steam railway is this beautifully presented two bedroom ground floor apartment with re-fitted Kitchen and Shower room, gas central heating and enclosed courtyard gardens.



Entrance Porch

Period canopied porch with attractive tiled floor, glazed panels to front and side, part glazed period timber door with matching panels to side and attractive high level leaded light panels to;

Entrance Hall

A spacious entrance hallway with picture and dado rails, useful understairs storage cupboard, cupboard housing replacement fusebox and electric meter, two radiators, recessed spotlights, period timber doors to;

Sitting Room

13' 7" x 13' (4.14m x 3.96m)

Large double glazed bay window to front, period cast iron fireplace with tiled slips and timber surround, television aerial point, picture rail, radiator, high ceilings with period cornice.

Kitchen

15' 5" x 8' 6" max (4.70m x 2.59m max)

Enjoying a dual aspect with double glazed windows to side and rear, stable door giving access to courtyard gardens, beautifully re-fitted with a range of cream shaker style wall and base level units with soft close doors and drawers, extensive stone worksurfaces with matching upstands, inset ceramic sink unit with molded drainer and mixer tap, inset Bosch four ring induction hob with hood over and oven below, integrated concealed dishwasher and fridge/freezer, space for washing machine, tall shelved pantry cupboard, concealed Ideal Logic gas combination boiler, recessed spotlights.

Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

Double glazed window to rear, feature cast iron fireplace with tiled slips and timber mantle, fitted with three double wardrobes concealing an excellent array of hanging, shelving and storage, picture rail, radiator.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

Double glazed window to side, radiator.

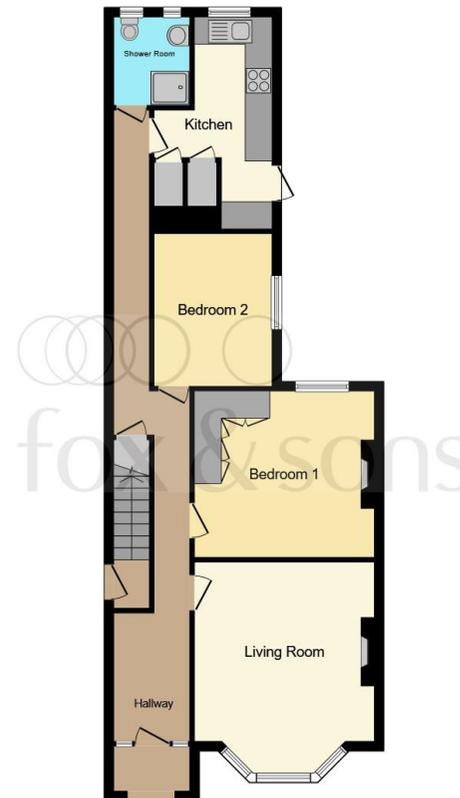
Shower Room

Two double glazed widows to rear, re-fitted White suite comprising fully tiled shower cubicle with period style thermostatic mixer shower and glazed enclosure, period style low level w.c. with chrome fittings, vanity wash hand basin with period style chrome fittings, half tiled surrounds, tiled floor, period style chrome heated towel rail, extractor fan.

Outside

The property benefits from enclosed courtyard rear gardens which extend to the side and rear of the property, gated access to side, courtyard style patio gardens with raised planter, timber garden shed and outside tap.

Council Tax Band B



Total floor area 77.5 sq.m. (834 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Canberra, 59 Summerland Avenue, Minehead

- Attractively Located Ground Floor Apartment
- Spacious Sitting Room - Re-Fitted Kitchen
- Two Double Bedrooms - Re-Fitted Shower Room
- Gas Central Heating - Double Glazing
- Enclosed Courtyard Gardens To Rear

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106393 - 0004

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