



**Marling House, Trinity Way, Minehead, TA24 6GW**

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## **1 Marling House, Trinity Way, Minehead**

Situated within the popular Trinity Way development on Minehead Seafront is this spacious three bedroom ground floor apartment with good size balcony, communal gardens and allocated parking, the property is presently rented out for £1,000pcm but is available with vacant possession if desired.



## Communal Entrance

A spacious entrance with entryphone system, stairs and lift to all floors, timer lighting, door to;

## Entrance Hall

Large walk in storage cupboard, telephone point, entryphone system, airing cupboard, radiator, doors to;

## Sitting/Dining Room

22' 4" x 18' ( 6.81m x 5.49m )

Double glazed window and further double glazed sliding door giving access to balcony, television and satellite aerial points, opening to kitchen, two radiators.

## Balcony

Covered balcony with space for cafe style table and chairs, views over the communal gardens.

## Kitchen

11' 6" x 7' 7" ( 3.51m x 2.31m )

Double glazed window, fitted with a good range of wall and base level units affording a good degree of storage, ample worksurfaces with inset one and half bowl stainless steel sink unit, inset four ring gas hob with hood over and fitted double oven below, integrated concealed fridge/freezer, washing machine and dishwasher, tiled splashbacks, tiled flooring, kickspace heater and recessed downlighters.

## Bedroom One

15' x 9' 9" ( 4.57m x 2.97m )

Double glazed window and door to juliette balcony, fitted double wardrobe, television aerial and telephone points, radiator, door to;

## En-Suite

White suite comprising tiled shower with glazed enclosure and fitted shower, low level w.c. and wash hand basin, tiled surrounds, extractor fan, radiator and double glazed window.

## Bedroom Two

11' 2" x 9' 3" ( 3.40m x 2.82m )

Double glazed window, radiator.

## Bedroom Three

Irregular Shaped Room 11' 2" max x 9' 7" max ( 3.40m max x 2.92m )

Double glazed window, fitted double wardrobe, radiator.

## Bathroom

White suite comprising panel enclosed bath, low level w.c. and wash hand basin, tiled surrounds, extractor fan, radiator.

## Outside

The property stands within well maintained communal gardens, with areas of lawn, mature shrubs and pathways leading to sitting area's.

## Parking

The property has one allocated parking space with visitors parking throughout the development.

## Council Tax Band D



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## 1 Marling House Trinity Way, Minehead

- Spacious Modern Ground Floor Apartment
- Generous Sitting/Dining Room With Balcony
- Fitted Kitchen - Three Bedrooms - Bathroom & En-Suite
- Gas Central Heating & Double Glazing
- Communal Gardens - Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

**£220,000**



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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.

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Property Ref:  
MIH107008 - 0009



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