



Clanville Grange, Minehead, TA24 5PW

welcome to

6 Clanville Grange, Minehead

Situated within this popular modern development on the lower slopes of North Hill with good access to town is this spacious and well presented two double bedroom first floor apartment with attractive views, well appointed kitchen and bathroom, and car port- No onward chain.



Front Door

Leading to

Communal Entrance Hall

Providing access to only two apartments, stairs rising to first floor landing.

Entrance Hall

hardwood door to entrance hall, intercom security entry system, two radiators, telephone point, airing cupboard housing hot water tank, further useful storage cupboard housing electric meters, doors giving access to;

Sitting/Dining Room

17' 11" x 16' 1" (5.46m x 4.90m)

Double glazed window to front with attractive views towards the coast and surround countryside, two double radiators, television and telephone points, ample space for dining table and chairs.

Kitchen

9' 10" max x 5' 10" max (3.00m max x 1.78m max)

Double glazed window to front with attractive views towards the coast and surrounding countryside, fitted with a matching range of base units and two eye level units with roll top work surfaces over, inset stainless steel sink unit and drainer, integrated four ring gas hob and electric oven under with extractor hood over, tall fridge freezer, space and plumbing for washing machine.

Bedroom One

12' 2" x 8' (3.71m x 2.44m)

Double glazed window to rear, wall to wall wardrobe with sliding doors concealing an excellent array of storage, television aerial and telephone point, radiator.

Bedroom Two

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to rear, radiator.

Bathroom

Double glazed opaque window to front, well appointed White suite comprising oversize walk in shower with fitted screen and mixer shower, fully tiled surrounds, vanity unit with wash hand basin inset, low level WC, radiator, tiled floor extractor fan.

Outside

The property stands in well tended communal gardens, with mature shrubs and trees, vehicular access is from Martlet Road but there is also pedestrian access from the top of the development which leads directly into the centre of Minehead

Carport

The property benefits from a carport located to the left of the entrance archway offering parking or useful storage.

Location

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

Agents Note

The property is being sold as part of a local affordable homes scheme at a discounted asking price, qualifying criteria apply - please contact the selling agents Fox & Sons for more information,

Council Tax Band C



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

6 Clanville Grange, Minehead

- Spacious Two Bedroom First Floor Apartment
- Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Bathroom
- Gas Central Heating & Double Glazing
- Attractive Views - Carport - No Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106774 - 0008

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk