



**Harbour Court, Esplanade, Minehead TA24 5QS**



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### **3 Harbour Court, Esplanade, Minehead**

A spacious first floor apartment situated within this popular elegant building located on Minehead Seafront, the apartment enjoys a sunny Southerly aspect with views towards Blenheim Gardens, offers spacious and well presented living accommodation and enjoys communal gardens and a garage - no chain.



### Entrance Porch

Communal hall, doors to communal gardens, stairs to first floor landing, door to:

### Private Entrance Hall

Spacious hall with two double windows to the side, electric heater, door to:

### Sitting/Dining Room

16' 6" x 14' 9" ( 5.03m x 4.50m )

A light and spacious room with double glazed windows to the rear overlooking the communal gardens and towards Blenheim gardens, double glazed window to the side with North Hill views, feature fireplace, picture rail, electric heater.

### Kitchen/Breakfast Room

10' 7" x 8' 2" ( 3.23m x 2.49m )

Double glazed window to the side, a well appointed fitted kitchen with a good range of wall and base level units, ample worktop surfaces with inset single drainer sink unit, integrated four ring hob with hood over and eye level oven, plumbing for a washing machine and space for a fridge freezer, tiled splashbacks, vinyl flooring.

### Bedroom One

14' 7" x 10' 7" ( 4.45m x 3.23m )

Double glazed window to the side, excellent range of wall fitted wardrobes, electric heater, picture rail.

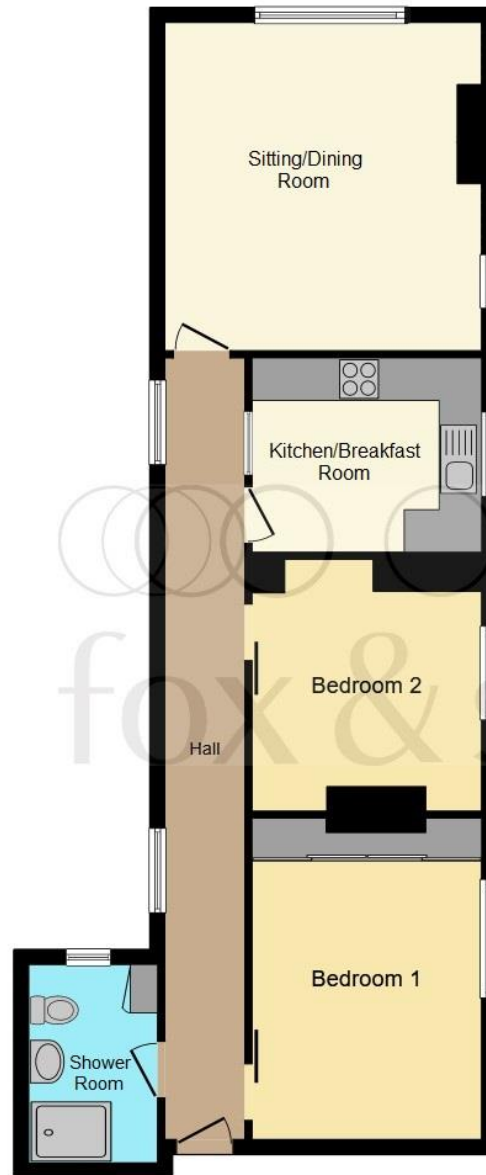
### Bedroom Two

10' 6" x 10' 4" ( 3.20m x 3.15m )

Double glazed window to the side, vanity wash hand basin, electric heater, picture rail.

### Shower Room

Double glazed window to the side, refitted white suite comprising of a fully tiled shower unit with glazed enclosure and shower, vanity wash hand basin, low level WC with concealed cistern, tiled splashbacks, vinyl flooring.



**Floor Plan**

### Garage

16' 8" x 8' 7" ( 5.08m x 2.62m )

Located to the rear of the property with metal up and over door, power and light.

### Gardens

To the front of the building is a large parking area which is designated for short stay visitors. To the rear is a large lawned communal garden with various plants and shrubs. Immediately to the rear of the apartment is a large paved patio area for seating. To the rear is vehicular access to the garages. There is access to the rear to North Road and Blenheim Gardens beyond.

### Location

Minehead town centre is conveniently situated within a quarter of a mile, the lovely Blenheim Gardens are close by as is the old harbour and station on the West Somerset railway line and there is an excellent range of shopping, banking and recreational facilities. Being situated as it is on the edge of the Exmoor National Park the property is ideally placed to explore the surrounding countryside and many places of interest and the county town of Taunton is approximately twenty five miles to the east and has mainline rail connections and access to the motorway network.

### Council Tax Band C



**Garage**



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Awaiting Photograph

### 3 Harbour Court, Esplanade, Minehead

- Spacious First Floor Apartment On The Esplanade
- Dual Aspect Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Well Appointed Shower Room
- Double Glazing - Generous Communal Gardens
- Garage - Views Towards Blenheim Gardens - No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 150.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£200,000**



Please note the marker reflects the postcode not the actual property

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