



Merton Place , Western Lane, Minehead, TA24 8BZ

welcome to

5 Merton Place, Western Lane, Minehead

On the lower slopes of North Hill with good access to town is this stunning Two en-suite bedroom penthouse apartment occupying the whole second floor of Merton Place with roof terrace and superb sweeping views towards the surrounding countryside & the Bristol Channel. Viewing a must!



Communal Entrance Hall

A grand communal entrance with central staircase rising to the first floor, door giving access to;

Entrance Hall

With double glazed window to the rear, fitted carpet, built in understairs cupboard, built in cloaks cupboard, radiator, staircase rising to the second floor landing.

Landing

Double glazed Velux window to the side, fitted carpet, built in cupboard with sliding doors, radiator, door to the Kitchen/breakfast room, open plan to the lounge/dining room.

Kitchen/Breakfast Room

21' 9" x 7' 9" (6.63m x 2.36m)

Double glazed window to the rear with North Hill views & double glazed Velux window to the side, a range of grey gloss base & drawer units, roll edge worktop surfaces, inset one & a half bowl stainless steel sink unit, integrated dishwasher, washing machine, fridge & freezer, integrated double oven, inset five ring gas hob, stainless steel cooker hood over, wall mounted gas fired Baxi boiler concealed in a matching base unit, inset ceiling spotlights, radiator, vinyl flooring, built in undereaves storage, curved glass block wall offering light to the lounge/dining room.

Sitting/Dining Room

27' 3" x 17' 9" max (8.31m x 5.41m max)

Double glazed french doors to the Roof Terrace, double glazed window to the front with views over Minehead & surrounding countryside, fitted carpet, telephone point, telephone video entry system, recessed downlighters, three radiators, oak flooring to the dining area, two built in storage cupboards, doors to

Roof Terrace

16' 5" x 16' 5" (5.00m x 5.00m)

A superb area ideal for alfresco dining whilst enjoying fantastic sweeping views over Minehead, surrounding countryside & towards the Bristol Channel. There is also outside lighting & power.

Cloakroom

Window to the rear, luxury White suite of low level WC, glass wash hand basin, part tiled surrounds, inset ceiling spotlights, extractor unit, vinyl flooring, radiator.

Bedroom One

16' 11" x 12' 5" max (5.16m x 3.78m max)

Double glazed window to the side enjoying views over Minehead & towards the surrounding countryside, fitted carpet, wall light points, access to roof space, built in wardrobe, television point, door to

En Suite Bathroom

Double glazed Velux window to the side, luxury White suite comprising vanity wash hand basin with cupboard under, low level WC, shaver point, sunken bath with mixer taps/shower attachment over, heated towel rail, large shower cubicle, tiled surrounds, extractor unit, inset ceiling spotlights, vinyl flooring.

Bedroom Two

12' x 11' 10" (3.66m x 3.61m)

Double glazed window to the rear, built in wardrobe, television point, radiator, door to

En Suite Shower Room

With luxury White suite comprising a large shower cubicle, low level WC, pedestal wash hand basin, part tiled surrounds, extractor unit, inset ceiling spotlights, vinyl flooring, heated towel rail.

Outside

The property is surrounded by communal landscaped gardens and has the benefit of an allocated parking space to the rear.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

Council Tax Band D



welcome to

5 Merton Place, Western Lane, Minehead

- Well Presented Second Floor Penthouse Apartment
- Two Double Ensuite Bedrooms - Cloakroom
- Spacious Sitting/Dining Room - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing
- Roof Terrace - Fantastic Views - Allocated Parking

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107126 - 0002

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