



Summerland Avenue, Minehead, TA24 5BW

welcome to

Flat 2, 86 Summerland Avenue, Minehead

Situated within walking distance of Minehead town centre & its amenities is this well presented spacious first floor two bedroom flat. The property benefits from double glazing, gas central heating & comprises lounge, kitchen/breakfast room, two bedrooms & bathroom.



Communal Entrance

Front door & staircase leading to the first floor landing.

First Floor Landing

With fitted carpet, window to the rear, fitted wardrobe, doors to

Lounge

12' 5" inc - Bay x 10' 11" to fireplace (3.78m inc - Bay x 3.33m to fireplace)

Double glazed bay window to the front, fitted carpet, radiator, picture rail, bricked fireplace.

Kitchen/ Breakfast Room

17' 4" x 11' 1" max (5.28m x 3.38m max)

Double glazed windows to the rear and side, a range of fitted base and wall units, worktop surfaces, inset stainless sink unit, space and plumbing for washing machine, integrated oven, inset electric hob, space for fridge freezer, laminate flooring, radiator, built in cupboard housing gas fired boiler serving the domestic hot water and central heating systems, tiled splashbacks, access to roof space.

Bedroom One

13' 10" x 12' 4" (4.22m x 3.76m)

Double glazed window to the rear, fitted carpet, picture rail, radiator.

Bedroom Two

8' 7" x 7' 10" (2.62m x 2.39m)

Double glazed window to the front, fitted carpet, radiator, picture rail.

Bathroom

Double glazed window to the side, a fitted suite comprising pedestal wash hand basin, panelled bath with shower unit over & fitted shower screen, low level WC, shaver light/point, radiator, vinyl flooring.

Council Tax Band

B

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.



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

Flat 2, 86 Summerland Avenue, Minehead

- Walking Distance of Minehead Town Centre & its Amenities
- Spacious First Floor Flat - Two Bedrooms
- Lounge - Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing

Tenure: Leasehold EPC Rating: C

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.

£167,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106265 - 0002

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