



The Hopcott, Hopcott Road, Minehead, TA24 5SZ

welcome to

Flat 9 The Hopcott, Hopcott Road, Minehead

Located on the Southern edge of Minehead close to lovely walks and standing in well tended communal gardens is this well presented one bedroom ground floor flat benefiting from lounge, kitchen, bathroom & communal off road parking. An ideal investment or first time buy!



Double Glazed Front Door

Leading to

Kitchen

14' 4" max x 9' 10" max (4.37m max x 3.00m max)

With a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, integrated electric oven, inset electric hob with stainless steel cooker hood over, space for undercounter fridge freezer, wall mounted electric heater, laminate flooring, tiled splashbacks, door to

Inner Lobby

With tiled floor, built in cupboard with Ariston water heater, door to

Bathroom

7' 8" x 7' 4" (2.34m x 2.24m)

Double glazed window to side, a fitted suite comprising panelled bath with shower unit, fitted shower cubicle, low level WC, pedestal wash hand basin, tiled surrounds, tiled floor, wall mounted electric heater.

Lounge

12' 11" x 11' 8" (3.94m x 3.56m)

Double glazed windows to rear and side, fitted carpet, picture rail, telephone point, door to

Bedroom

12' 7" x 9' 10" max (3.84m x 3.00m max)

Double glazed windows to front enjoying views over Minehead & towards North Hill in the distance and double glazed window to side, fitted carpet, picture rail, wall mounted electric heater.

Outside

The Hopcott development stands in well tended communal gardens with elevated gently sloping lawned area bordered by mature flower and shrub beds, enjoying wonderful views over town towards North Hill.

Communal Parking

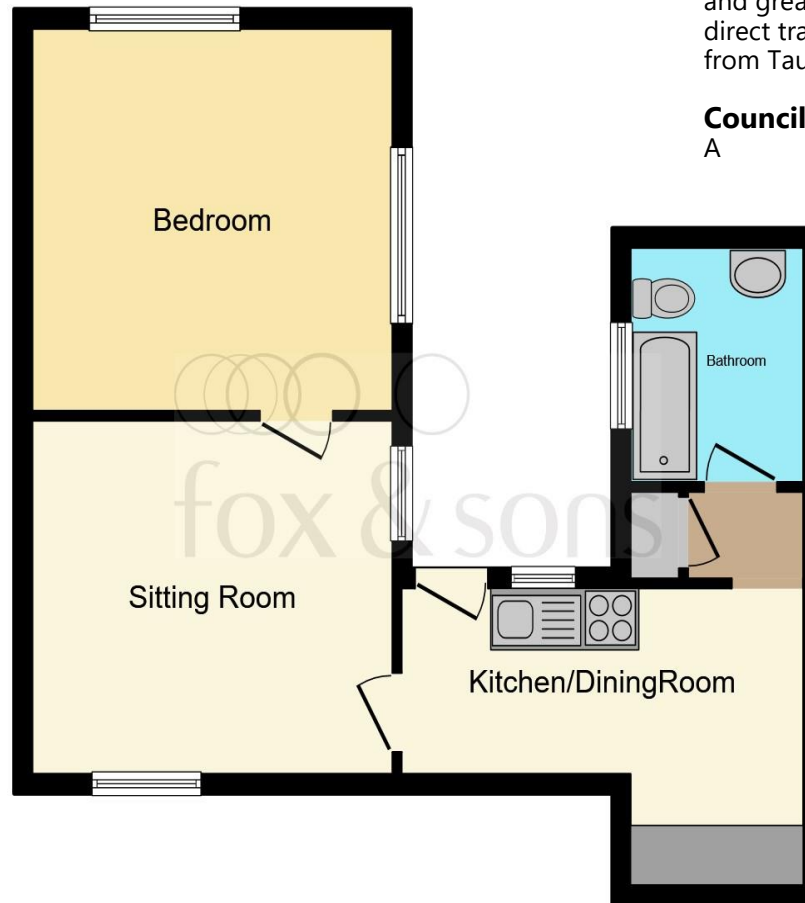
Located at the rear of the development there is a large gravel parking area with ample parking for both residents and visitors alike.

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

A



Total floor area 46.4 m² (500 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Flat 9 The Hopcott, Hopcott Road, Minehead

- Outskirts of Minehead
- An Ideal Investment or First Time Buy !
- Well Presented Ground Floor Flat - One Bedroom
- Lounge - Kitchen - Bathroom
- Communal Gardens & Communal Off Road Parking

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107168 - 0003

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