



**Hanover Court, North Road, Minehead TA24 5QY**



**welcome to**

**26 Hanover Court, North Road, Minehead**

Enjoying attractive Sea Views to the front is this one bedroom second floor retirement apartment located within the popular Hanover Court development conveniently situated between Minehead seafront and the attractive Blenheim Gardens. No onward chain complications.



### Communal Entrance

Powered doors with security entryphone system give access to the entrance hall with lift and stairs rising to all floors.

### Entrance Hall

Dimplex heater, entry system, large walk in storage with fuse box and meters, large airing cupboard with water tank and shelving and doors to

### Lounge/ Dining Room

20' x 10' 5" ( 6.10m x 3.17m )

Double glazed window to front with attractive views over gardens to sea front and across the Bristol Channel, focal point fireplace, dimplex heater, TV aerial point, vinyl flooring and coving.

### Kitchen

9' 9" x 6' 7" ( 2.97m x 2.01m )

Double glazed window to front with sea views, fitted range of wall and base level units, granite effect worksurfaces, appliance space for slot in slimline cooker, plumbing for washing machine, appliance space for fridge/freezer, appliance space for dishwasher and tiled splashbacks

### Bedroom One

16' x 8' 2" ( 4.88m x 2.49m )

Double glazed window to front with sea views, fitted bedroom furniture comprising two double and two single wardrobes with overhead storage cupboards, fitted bed side cabinets, dressing table, drawers and dimplex heater

### Wet Room

White suite comprising walk in shower with Mira advance electric power shower, pedestal wash hand basin, low level WC, vinyl flooring and extractor fan.

### Outside

Hanover Court is set in well maintained communal gardens with shrub and flower borders, several places to sit, relax and enjoy the views, there is a shared car park to the front providing residents parking.

### Agents Note:

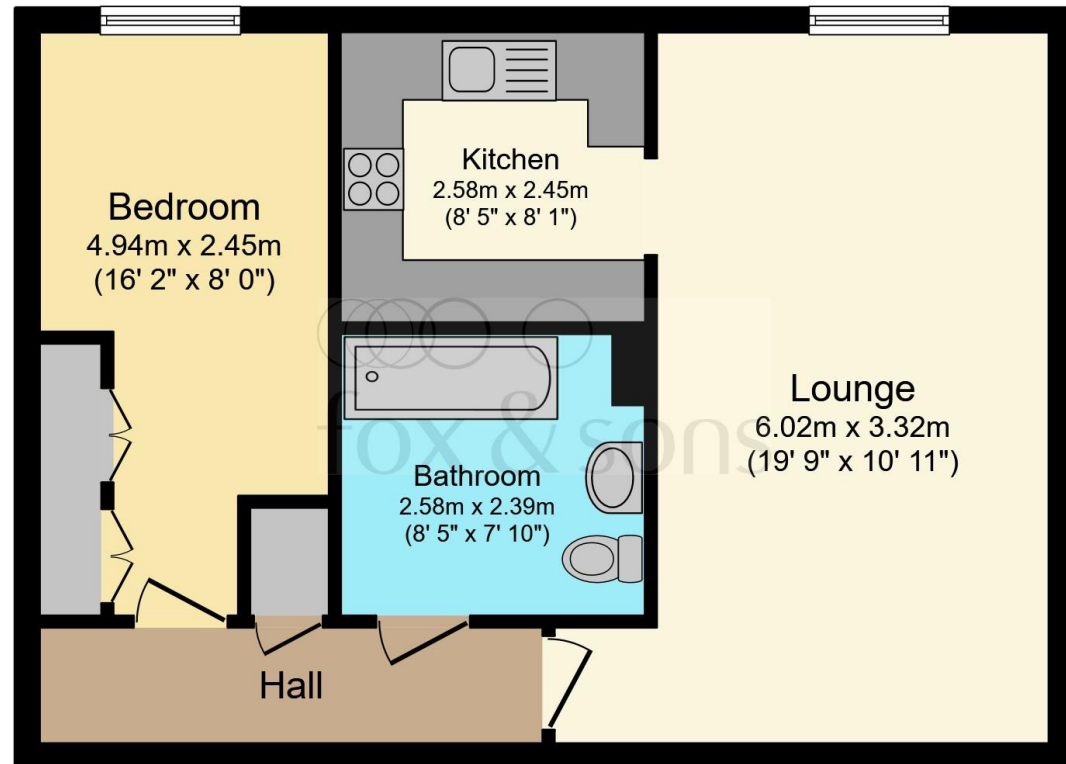
Hanover Court purchase prices are discounted to 70% of the open market value of the property, they are not shared ownership and there is no rent to pay.

### Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 country 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 is approximately two hours.

### Council Tax Band B



Total floor area 51.4 sq.m. (554 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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## 26 Hanover Court, North Road, Minehead

- Second Floor Retirement Apartment
- Attractive Sea Views From Principle Room
- Sitting/Dining Room - Fitted Kitchen
- Double Bedroom - Wet Room
- Attractive Gardens - Residents Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107142 - 0004

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