



**Clanville Grange, Minehead, TA24 5PW**

**welcome to**

**28 Clanville Grange, Minehead**

Situated within a popular modern development in an elevated position above Minehead town centre & its amenities is this well presented top floor two bedroom apartment. The property benefits from gas central heating , double glazing, ensuite shower room & allocated parking.





### Communal Entrance

Communal entrance with security entry phone system, timer lighting, staircase rising to top floor, door giving access to;

### Entrance Hall

With fitted carpet, radiator, built in airing cupboard, built in cupboard, access to roof space, doors to

### Lounge/ Dining Room

16' 10" max x 12' 5" max ( 5.13m max x 3.78m max )  
Double glazed patio doors to the rear with juliet balcony, fitted carpet, two radiators, archway to

### Kitchen

9' 3" x 7' 7" ( 2.82m x 2.31m )  
Double glazed window to the side, a range of fitted base and wall units, worktop surfaces, inset sink unit, tiled splashback, integrated oven, inset gas hob with cooker hood over, space and plumbing for washing machine, radiator, tiled flooring, wall mounted gas fired boiler serving the domestic hot water and central heating systems in matching cupboard.

### Bedroom One

12' 4" x 9' 9" ( 3.76m x 2.97m )  
Double glazed window to the side with views towards surrounding countryside in the distance, fitted carpet, radiator, door to

### Ensuite Shower Room

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor unit, tiled flooring, radiator.

### Bedroom Two

12' 3" x 8' 1" ( 3.73m x 2.46m )  
Double glazed window to the side with views towards surrounding countryside in the distance, radiator, fitted carpet.

### Bathroom

A fitted suite comprising panelled bath, low level WC, vanity wash hand basin with cupboard under, part tiled surrounds, radiator, extractor unit, tiled flooring.

### Parking

There is allocated parking for one vehicle along with further visitors parking available.

### Council Tax Band

C

### 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](http://www.focalagent.com)



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## 28 Clanville Grange, Minehead

- Elevated Position above Minehead Town Centre
- Popular Modern Development
- Top Floor Apartment - Two Bedrooms
- Lounge/Dining Room - Kitchen
- Ensuite Shower Room - Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1569.58

Ground Rent: 310.00

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.

# £179,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107190 - 0003

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