



Hanover Court, North Road, Minehead TA24 5QY

welcome to

27 Hanover Court, North Road, Minehead

Situated within this popular seafront retirement development is this lift serviced, second floor, Two bedroom apartment which enjoys stunning direct views over the Bristol Channel. Enjoying bright and sunny living accommodation and Offered for sale with no chain complications, viewing recommended.



Communal Entrance

Glazed powered doors give access to the communal entrance hall with timer lighting, lift and stairs rising to the second floor landing, door to;

Entrance Hall

A spacious hall with large storage cupboard, shelves, airing cupboard, BT point, storage heater and doors to;

Sitting/Dining Room

19' 7" x 10' 8" (5.97m x 3.25m)

Enjoying a dual aspect with double glazed window to front with fabulous views over the Bristol Channel and double glazed window to side, television and BT points, assistance pull cord, Fischer electric radiator, door to

Kitchen

9' 1" x 6' 8" (2.77m x 2.03m)

Double glazed window to side, attractive re fitted range of cream wall and base level units with ample granite effect worktop surfaces, with inset four ring electric hob with hood over and oven below, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer, tiled splashbacks, assistance pull cord, vinyl flooring.

Bedroom One

14' 4" x 8' 6" (4.37m x 2.59m)

Double glazed window to side with open outlook, assistance pull cord.

Bedroom Two

10' 4" max x 6' 1" max (3.15m max x 1.85m max)

Double glazed window to side, presently utilised as a dressing room fitted with an excellent range of bedroom furniture including two double wardrobes, range of drawers and counter with storage below, could be easily re-instated to bedroom if desired.

Bathroom

Well appointed white suite comprising panel enclosed bath with Mira shower over, low level w.c., pedestal wash hand basin, fully tiled walls, extractor fan, heated towel rail.

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. The sale of this property is subject to grant of probate, please seek an update from the branch with regards to timeframes involved.

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 C



view this property online fox-and-sons.co.uk/Property/MIH107157



welcome to

27 Hanover Court North Road, Minehead

- Two Bedroom Second Floor Retirement Apartment
- Fabulous Sea Views - No Chain Complications
- Spacious Dual Aspect Sitting/Dining Room
- Re-fitted Kitchen - Ample Storage Cupboards
- Double Glazing - Lift Access - Communal Gardens

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.

£112,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107157



Property Ref:
MIH107157 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk