

Blenheim Road, MINEHEAD TA24 5PZ



welcome to

Flat D, 11 Blenheim Road, MINEHEAD

Situated on the edge of Minehead town centre & within level walking distance of the seafront is this well presented ground floor one bedroom apartment. The property benefits from double glazing, electric heating, fitted kitchen, bedroom with ensuite shower room & parking.













Description

Wonderfully positioned opposite the attractive Blenheim Gardens and just a short stroll from Minehead's high street and Seafront is this well proportioned ground floor apartment which has been the subject of recent improvements including a re-fitted kitchen and shower, replacement double glazed windows throughout and eco-electric smart radiators all installed in 2023. The apartment is complimented by small front garden, communal gardens at the rear, parking to the rear and ample on street parking to the front. Ideally suited as a first time buy, holiday home or rental.

Communal Entrance

With door leading to communal entrance hall, door to

Front Door

Leading to

Sitting Room

16' 2" max x 14' max (4.93m max x 4.27m max) Replacement double glazed bay window to front enjoying views over the front garden and towards Blenheim Gardens, exposed floorboards, picture rail, wall light points, eco-electric radiator, doorway to

Kitchen

heater, door to

11' 11" max x 11' 3" (3.63m max x 3.43m) Beautifully re-fitted in 2023 and comprising a range of fitted grey coloured base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine, integrated oven, inset electric hob with cooker hood over, integrated fridge freezer, wood style flooring, splashbacks, eco-electric radiator, extractor unit, picture rail, built in cupboard with electric hot water



Double Bedroom

13' x 8' 6" (3.96m x 2.59m) Replacement double glazed door to the rear, fitted carpet, eco-electric radiator, built in wardrobe, door to

Ensuite Shower Room

Luxury shower room comprising fitted White suite of shower cubicle with recently fitted shower, pedestal wash hand basin, low level WC, tiled flooring, replacement double glazed window to rear.

Outside

The property benefits from a small garden to the front and shared communal gardens at the rear of the building.

Parking

There is a parking space located at the rear of the apartment and ample on street parking to the front in Blenheim Road.

Council Tax Band A

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.





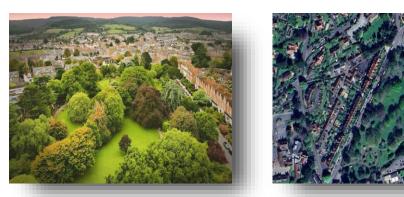
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Flat D, 11 Blenheim Road, MINEHEAD

- Within Level Walking Distance of Minehead Town Centre & the Seafront
- Ground Floor Apartment Re-Furbished Two Years Ago
- One Double Bedroom Luxury Ensuite Shower Room
- Double Glazing Beautiful Re- Fitted Kitchen
- Parking To Rear Communal & Private Gardens

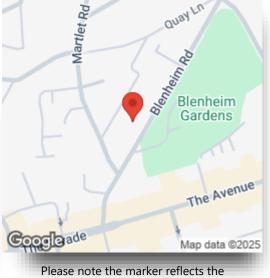
Tenure: Leasehold EPC Rating: E

£145,000



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postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 May 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: MIH107232 - 0003 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.

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