



**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

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 heater, door to

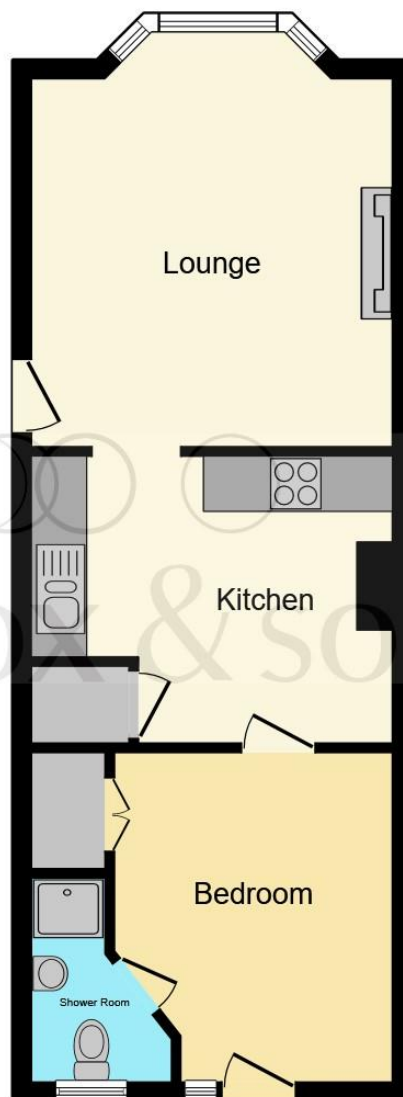
## Bedroom

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

Council Tax Band: A Service Charge: 1359.24

Ground Rent: 50.00

# £145,000



Please note the marker reflects the postcode not the actual property

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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 - 0004

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