



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



**welcome to**

**15 Hanover Court North Road, Minehead**

Situated within this popular seafront retirement development is this lift serviced, first floor two bedroom apartment on the side of the building with a view of 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 first floor landing, door to;

### Front Door

Leading to

### Entrance Hall

With fitted carpet, night storage heater, built in airing cupboard, doors to

### Lounge/ Dining Room

19' 6" x 10' 8" ( 5.94m x 3.25m )

Double glazed window to side, fitted carpet, night storage heater, television and satellite points, door to

### Kitchen

8' 11" x 6' 7" ( 2.72m x 2.01m )

Double glazed window to side, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for slimline dishwasher, space and plumbing for washing machine, cooker with cooker hood over, tiled splashbacks, vinyl flooring.

### Bedroom One

15' 1" x 8' 6" ( 4.60m x 2.59m )

Double glazed window to side, fitted carpet, range of fitted wardrobes and cupboards.

### Bedroom Two

15' 1" max x 5' 9" max ( 4.60m max x 1.75m max )

Double glazed window to side, fitted carpet.

### Shower Room

A modern fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard, aqua panelling and tiled surrounds, vinyl flooring, heated towel rail, extractor unit.

### 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



Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

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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## **15 Hanover Court North Road, Minehead**

- Two Bedroom First Floor Retirement Apartment
- No Chain Complications
- Lounge/Dining Room - Kitchen
- Shower Room - Ample Storage Cupboards
- Double Glazing - Lift Serviced

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4092.00

Ground Rent: Ask Agent

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.

# £108,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107238 - 0003

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**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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