

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" ($5.94m \times 3.25m$) 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 slimine 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 boarders, 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

Total floor area 60.3 m² (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





welcome to

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.

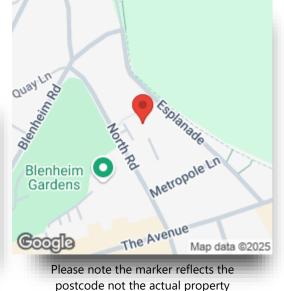
£108,000





view this property online fox-and-sons.co.uk/Property/MIH107238







Property Ref: MIH107238 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01643 702281



minehead@fox-and-sons.co.uk

5NI

13 The Parade, MINEHEAD, Somerset, TA24

