



**Marling House, Trinity Way, Minehead, TA24 6GW**

**welcome to**

**29 Marling House, Trinity Way, Minehead**

Being offered for sale in superb condition with Triple Glazing is this 'Type 6' spacious three bedroom lift serviced second floor apartment with balcony, which is positioned within the favoured Mariners Court development and enjoys wonderful views towards the Bristol Channel.





### Communal Entrance

Level access with video entry phone system leading to the communal hall, well presented with stairs and lift rising to second floor landing, door giving access to;

### Private Entrance Hall

A spacious hallway with video entry phone system, ceiling coving, radiator, telephone point, built in cupboard, built in airing cupboard, central heating thermostat, recessed downlighters, doors to;

### Sitting/Dining Room

22' 4" max x 18' 2" max ( 6.81m max x 5.54m max )

A spacious room with triple glazed sliding patio doors giving access to the balcony, further triple glazed windows to front and side, television aerial point, three radiators, coving.

### Balcony

Facing East the property enjoys a sunny morning aspect. There is space for table and chairs with views towards the Bristol Channel.

### Kitchen

11' 2" x 7' 8" ( 3.40m x 2.34m )

Triple glazed window to front, attractively re-fitted with an extensive range of wall and base level units, ample worksurfaces with inset four ring gas hob with extractor hood over and double oven below, integrated concealed fridge/freezer, washing machine and dishwasher, inset one and a half bowl sink unit with instant boiling water mixer tap, replacement gas fired combination boiler, tiled surrounds, tile effect vinyl flooring, recessed downlighters.

### Bedroom One

15' 6" x 9' 10" ( 4.72m x 3.00m )

Triple glazed window to rear, fitted double wardrobe, television aerial point, telephone point, two radiators, door to;

### En-Suite

Triple glazed window to rear, white suite comprising oversize fully tiled shower cubicle with glazed enclosure and electric shower, low level w.c., pedestal wash hand basin, half tiled surrounds, recessed downlighters, radiator, extractor fan.

### Bedroom Two

11' 2" x 10' 5" ( 3.40m x 3.17m )

Triple glazed window to rear, radiator.

### Bedroom Three

11' 2" max x 9' 5" max ( 3.40m max x 2.87m max )

Triple glazed window to rear, shelved double storage cupboard, television aerial and telephone points, radiator.

### Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment above with fitted shower screen, low level w.c., pedestal wash hand basin, half tiled surrounds, recessed downlighters, radiator, extractor fan.

### Outside

The property stands within well tended communal gardens running parallel to Minehead seafront with area's of lawn interspersed with pathways, sitting areas and mature shrubs. The property benefits from an allocated parking space close to the entrance and additional visitors parking spaces.

### Council Tax Band D



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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## 29 Marling House, Trinity Way, Minehead

- NO ONWARD CHAIN - Popular Modern Seafront Development
- Views Towards The Bristol Channel & Surrounding Countryside
- 'Type 6' Second Floor Apartment - Three Bedrooms
- Spacious Lounge/Dining Room with Balcony - Kitchen
- Triple Glazing - Gas Central Heating - Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1920.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

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