



The Parks, Minehead, TA24 8BS

welcome to

Flat 1 Brook House, The Parks, Minehead

Located within level walking distance of Minehead town centre & its amenities is this well presented two bedroom ground floor flat. The property offers spacious accommodation & benefits from gas central heating, lounge/dining room, kitchen, two double bedrooms, bathroom & communal gardens.



Period Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, two built in cupboards, doors to

Lounge/ Dining Room

16' 10" x 13' 10" (5.13m x 4.22m)

Windows to rear, fitted carpet, picture rail, radiator.

Kitchen

11' 9" x 8' 4" (3.58m x 2.54m)

Window to rear, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, part tiled surrounds, space for cooker with cooker hood over, radiator, integrated fridge, wall mounted gas fired boiler concealed in matching cupboard, laminate flooring.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Windows to side and rear, fitted carpet, radiator.

Bedroom Two

11' 11" max x 10' 3" (3.63m max x 3.12m)

Window to side, radiator, fitted carpet.

Bathroom

Window to front, a fitted suite comprising panelled bath with mixer tap/shower attachment over, vanity wash hand basin with cupboard under, low level WC, tiled surrounds, radiator, laminate flooring, extractor unit.

Outside

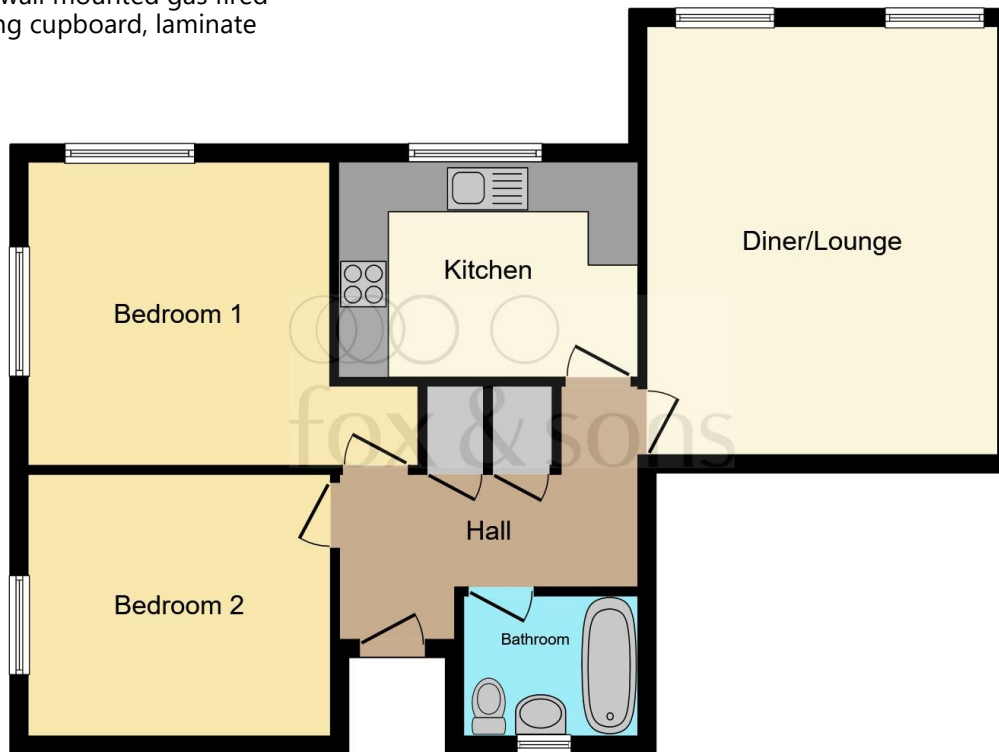
To the outside there is communal gardens and communal parking.

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.

Council Tax Band

A



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



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welcome to

Flat 1 Brook House, The Parks, Minehead

- Edge of Minehead Town Centre
- Level Walking Distance of Amenities
- Ground Floor Flat - Two Double Bedrooms
- Kitchen - Bathroom - Gas Central Heating
- Communal Gardens - Communal Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 600.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107235 - 0002

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