



**The Parks, Minehead, TA24 8BS**



**welcome to**

## **10b The Parks, Minehead**

Situated within walking distance of Minehead town centre & its amenities is this well presented Grade II Listed one bedroom ground floor flat. The property benefits from gas central heating & an enclosed garden to the rear. An ideal first time or investment buy!



## Entrance

The property is approached via a communal entrance to the rear of the property.

## Front Door

French doors leading to

## Lounge

10' 10" x 9' 6" ( 3.30m x 2.90m )

With radiator, feature fireplace with wooden mantle and electric stove heater, wall light points, solid oak flooring, built in cupboard, open plan to kitchen, television point, door to bedroom.

## Bedroom

10' 5" max x 10' 2" max ( 3.17m max x 3.10m max )

Sash window to front, radiator, wall light points, solid oak flooring, built in cupboard and built in wardrobe, period fireplace.

## Kitchen

8' 2" x 5' 6" ( 2.49m x 1.68m )

Window to side, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, Autosprint washing machine, Beko dishwasher, undercounter LEC fridge, Neff electric oven, Neff inset gas hob with stainless steel cooker hood over, tiled flooring, door to

## Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )

Window to rear, a modern suite comprising panelled bath with electric shower unit over, heated towel rail, fitted shower screen, low level WC, pedestal wash hand basin, heated towel rail, shaver point, extractor unit, tiled flooring, tiled surrounds, built in cupboard housing Worcester gas fired boiler serving the domestic hot water and central heating systems.

## Garden

26' 2" x 10' 9" ( 7.98m x 3.28m )

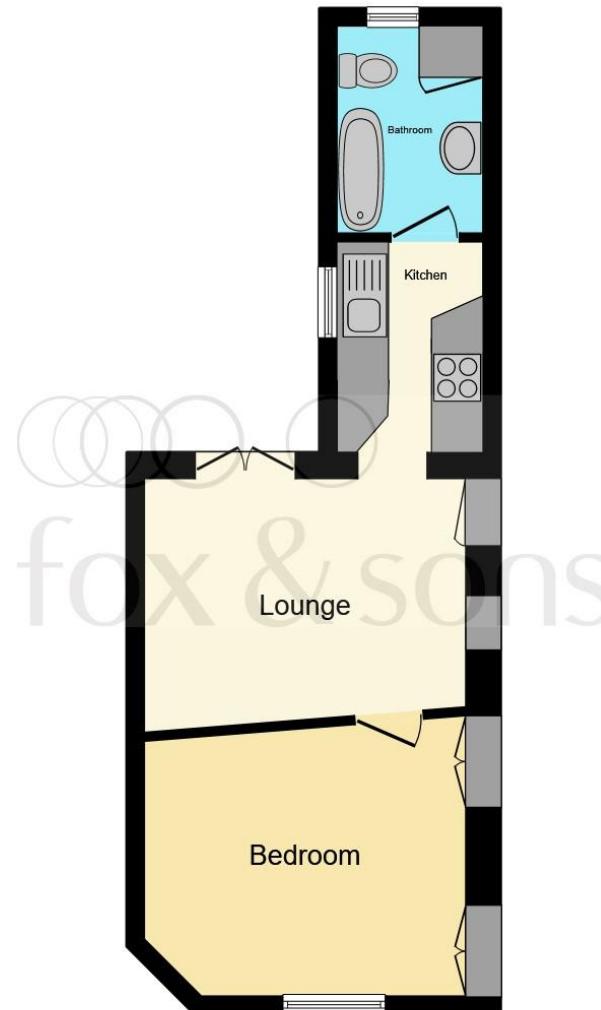
Access from the communal area with a pedestrian gate giving access to the enclosed garden comprising paved patio and path to rear, flower and shrub beds, bin area.

## 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



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## 10b The Parks, Minehead

- NO ONWARD CHAIN
- Grade II Listed - Ground Floor Flat
- One Bedroom - Lounge
- Kitchen - Shower Room - Gas Central Heating
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 861.48

Ground Rent: 100.00

**£120,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
MIH107308 - 0005



**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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