



**Eversleigh, Esplanade, Minehead TA24 5QS**



**welcome to**

**Apartment 3, Eversleigh, Esplanade, Minehead**

Located on The Esplanade with stunning views over the Bristol Channel is this elegant, Three double bedroom, 1920's second floor apartment offering exceptionally spacious living accommodation including modern comforts and period features. Gas central heating, double glazing and No Onward Chain.



### Entrance Hall

With wide panel staircase to tiled floor, half landing with double glazed bay window to side affording harbour/sea and North Hill Views, door to

### Cloakroom

Double glazed window to side, re-fitted white suite comprising dual flush low level WC, vanity corner wash hand basin with tiled splashback, radiator.

### Landing / Snug

9' 6" x 8' 5" ( 2.90m x 2.57m )

Ample space for table and chairs, study area or additional sitting area, double glazed window to side, central heating programmer/thermostat, double radiator, access to extensive loft space via a retractable loft ladder with scope for conversion to additional accommodation (subject to consent), period door to

### Lounge / Dining Room

19' 1" x 14' 6" ( 5.82m x 4.42m )

Double glazed window to front enjoying sea views, feature period fireplace with tiled slips and timber overmantle, sky television and telephone aerial point, picture rail, double radiator.

### Kitchen

14' 2" x 8' ( 4.32m x 2.44m )

Double glazed window to rear with views towards Blenheim Gardens, a well appointed re-fitted kitchen with extensive range of cream wall and base level units, fitted with soft closing doors and drawers, excellent array of granite effect roll edge work surfaces incorporating inset satin finish sink unit with contemporary mixer tap, space for gas/electric cooker, plumbing for automatic washing machine and dishwasher, appliance space for fridge and freezer, matching tall cupboard concealing Baxi gas fired combi boiler for central heating and domestic hot water, picture rail, radiator.

### Bedroom One

17' 5" x 15' ( 5.31m x 4.57m )

Delightful dual aspect with double glazed window to front enjoying panoramic sea views and further double glazed window to side, period tiled fireplace with timber overmantle, wall light points, picture rail, double radiator.

### Bedroom Two

15' 4" x 10' 8" ( 4.67m x 3.25m )

Double glazed window to rear enjoying views towards picturesque Blenheim Gardens, picture rail, radiator

### Bedroom Three

13' 10" x 11' 1" ( 4.22m x 3.38m )

Double glazed window to side with views incorporating Minehead harbour and North Hill, pretty feature fireplace with tiled slips and ornate cast iron surround, shelved double linen cupboard and additional storage cupboard, picture rail, radiator.

### Bathroom

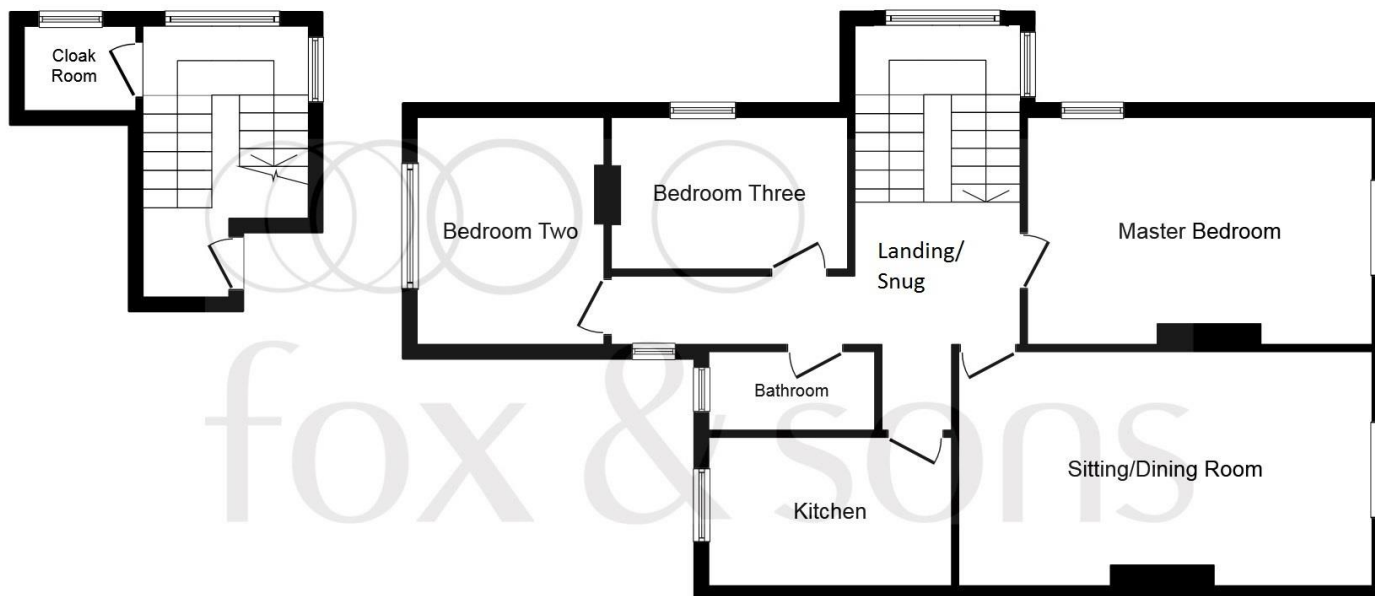
Beautifully re-fitted suite comprising panel enclosed bath with contemporary mixer tap and thermostatic shower above, fitted shower screen and fully tiled surrounds, dual flush low level WC and pedestal wash hand basin, further tiled surrounds, chrome heated towel rail, extractor fan.

### Parking

Residents permit parking is available from Somerset County Council for the Esplanade.

### 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.



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## **Apartment 3, Eversleigh Esplanade, Minehead**

- Elegant Second Floor Apartment With Sea Views
- Spacious Well Presented Living Accommodation
- Sitting/Dining Room - Fitted Kitchen - Three Double Bedrooms
- Gas Central Heating - Double Gazing - No Chain
- Fantastic Views Over Minehead Bay & Bristol Channel

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107325 - 0003

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**fox & sons**



**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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