









welcome to

56a Summerland Avenue, Minehead

A beautifully appointed Two bedroom ground floor apartment benefitting from an Enclosed Garden and conveniently situated close to Minehead town centre. The Apartment offers light and spacious living accommodation and viewing is highly recommended.













Communal Entrance

Double glazed communal door to front, door giving access to:

Entrance Hall

With LTV flooring, radiator, built in understairs cupboards, doors to;

Lounge / Dining Room

14' max x 12' 11" + bay (4.27m max x 3.94m + bay) A light and spacious room with double glazed bay window to front, fitted carpet, pretty period fireplace, picture rail, radiator.

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m)

Double glazed window to rear, double glazed door to the rear garden, attractively re-fitted kitchen comprising an excellent range of wall and base level units, ample worksurfaces, inset one and one half bowl sink unit, integrated oven, inset electric hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, part tiled surrounds, radiator, LVT flooring, wall mounted Worcester gas fired boiler serving the domestic hot water and central heating systems in matching wall cupboard.

Bedroom One

12' max x 11' 11" (3.66m max x 3.63m) A spacious double bedroom with double glazed window to rear, radiator, fitted carpet, picture rail.

Bedroom Two

8' 11" max x 7' 5" max (2.72m max x 2.26m max) Double glazed window to side, fitted carpet, radiator.

Bathroom

Double glazed window to side, a luxury white suite comprising panel enclosed bath with shower unit over, low level WC, pedestal wash hand basin, extractor unit, heated towel rail, part tiled surrounds, LVT flooring.



Outside

To the rear is an enclosed courtyard garden which comprises of paved patio, gravel area, timber garden shed, outside water tap, outside light, pedestrian gate giving access to a gravel parking space for one vehicle which is accessed from the service lane. The garden is bordered by fencing and walling.

Location

The property is situated within the pretty coatal 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. 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 school 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.





welcome to

56a Summerland Avenue, Minehead

- Superb Ground Floor Apartment With Garden
- Spacious Sitting/Dining Room Attractive Fitted Kitchen
- Two Bedrooms Luxury Bathroom Gas Central Heating
- Double Glazing Enclosed Gardens To Rear
- Convenient Location Close To Town

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 250.00

Ground Rent: Ask Agent

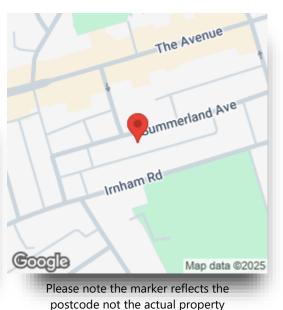
This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£189,995









view this property online fox-and-sons.co.uk/Property/MIH107318



Property Ref: MIH107318 - 0002 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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

01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NI



fox-and-sons.co.uk

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.