



Carlton Court, Blenheim Road, Minehead TA24 5PL

welcome to

29 Carlton Court, Blenheim Road, Minehead

A well presented, light and spacious lift serviced second floor apartment within this popular retirement development close to town, Sitting/Dining room with Juliet balcony and views over town towards The Hopcott, well appointed Kitchen & Shower room, Double Bedroom with Dressing Area - No Chain



Entrance Hall

Entry phone and assistance pull cord, large storage cupboard with water heater, further cupboard with fusebox, coving and doors to

Lounge/Dining Room

17' x 10' 2" (5.18m x 3.10m)

Dual aspect with double glazed window to front, double glazed window and door to Juliet balcony with views towards the Hopcott, TV and BT points, coving, storage heater, glazed double doors to

Kitchen

7' 4" x 5' 10" (2.24m x 1.78m)

Double glazed window to side, attractive range of fitted base and wall units with granite effect worktop surfaces, inset stainless steel sink unit, inset four rings hob with hood above, eye level oven with storage cupboard above and below, space for fridge freezer, tiled surrounds, vinyl flooring.

Bedroom One

17' 6" max x 13' 3" max (5.33m max x 4.04m max)

Double glazed window to front, L-shaped double bedroom with additional area ideal as a dressing room/study/hobbies area, fitted double wardrobe with bifold doors, TV point, coving, storage heater.

Shower Room

White suite comprising walk in fully tiled shower with glazed enclosure, low level WC, vanity wash hand basin, fully tiled walls, electric heater, extractor fan, electric towel rail.

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 recently opened 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.

Outside

Carlton Court stands in well tended communal gardens surrounding the building and has the benefit of a 'shoppers entrance' for residents to the front. There is residents parking at the rear of the building along with a buggy store with charging points.



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welcome to

29 Carlton Court, Blenheim Road, Minehead

- Light & Spacious Second Floor One Bedroom Apartment
- Sitting/Dining Room With Juliet Balcony - Fitted Kitchen
- Double Bedroom With Dressing/Hobbies Area
- Luxury Shower Room - Double Glazing
- Communal Gardens - Parking - Buggy Store

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3153.00

Ground Rent: 385.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106844 - 0003

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