



**Marionsleigh, Blenheim Road, Minehead TA24 5QA**

**welcome to**

**4 Marionsleigh, Blenheim Road, Minehead**

Marionsleigh is an imposing Edwardian house situated opposite the town's Blenheim Gardens and was converted in 2012 to contemporary apartments. This two bedroom apartment is positioned within an enviable position just a short level walk from the town centre and seafront.





## Apartment 4

Marionsleigh is an imposing Edwardian house situated opposite the town's Blenheim Gardens and was converted in 2012 to contemporary apartments. Positioned within an enviable position just a short level walk from the town centre and seafront. There is a well presented communal entrance hall with stairs & lift to all floors, there is also communal door giving access to the rear where the allocated parking can be found. Number 4 is located on the first floor and has a lovely open bright aspect to the living room which over looks Blenheim Gardens. The open plan living space has a fully integrated kitchen. Completing the accomodation is two bedrooms to the rear, ensuite shower room & bathroom. Internal inspection is a must to fully appreciate what the property has to offer!

### Front Door

Leading to

### Entrance Hall

With fitted carpet, radiator, built in cupboard, built in airing cupboard housing central heating boiler, doors to

### Lounge/Kitchen

18' 7" irregular shape room x 19' 10" ( 5.66m irregular shape room x 6.05m )

Double glazed sash windows to front, fitted carpet, TV and satellite points, telephone point, wall light points, two radiators, open plan to kitchen.

### Kitchen

A range of modern fitted base and wall units, worktop surfaces, integrated double oven, integrated microwave, inset stainless steel sink unit, inset electric hob, integrated fridge freezer, integrated dishwasher and washing machine, tiled flooring, extractor unit.

### Bedroom One

12' 7" max x 8' 5" ( 3.84m max x 2.57m )

Double glazed sash windows to rear, fitted carpet, radiator, television/satellite point, telephone point, door to

### Ensuite Shower Room

With shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, part tiled surrounds, extractor unit, tiled floor.

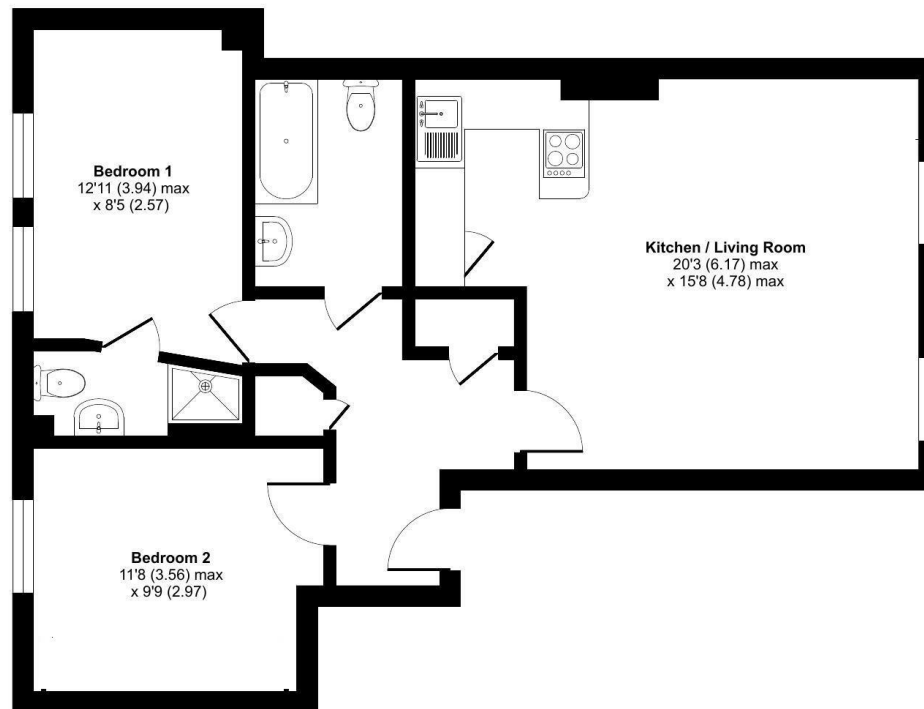
### Bedroom Two

10' 3" x 9' 5" ( 3.12m x 2.87m )

Double glazed sash window to rear, fitted carpet, radiator, television/satellite point, telephone point.

### Bathroom

With panelled bath with mixer taps/shower attachment over, shower unit over, shower screen, low level WC, pedestal wash hand basin, tiled surrounds, tiled floor, extractor unit, heated towel



FIRST FLOOR

## Outside

To the rear of the property is a communal car park with allocated parking space. To the front of the property is a pedestrian footpath with lawns & mature trees.

## Location

The town has an excellent range of shopping, banking and schooling facilities together with bowling, tennis, golf and the beautiful Blenheim Gardens which still has the original Bandstand. The old harbour and sea front are within a mile and the county town of Taunton which has mainline rail connections and access to the motorway network is approximately 25 miles to the East. For those who enjoy exploring the countryside, Minehead is often referred to as a gateway to Exmoor National Park and the many places of interest are all within motoring distance.



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welcome to

## 4 Marionsleigh, Blenheim Road, Minehead

- Lovely Position Close To Seafront, Gardens & Town
- Elegant First Floor Apartment
- Sitting/Dining Room & Open Plan Fitted Kitchen
- Two Bedrooms - Ensuite Shower Room - Bathroom
- Gas Central Heating - Double Glazing - Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**£185,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH107365 - 0003

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