



Clanville Grange, Minehead, TA24 5PW

welcome to

2 Clanville Grange, Minehead

Wonderfully positioned just above town on the lower slopes of North Hill is this beautifully presented Two bedroom second floor apartment benefiting from attractive views towards The Hopcott, a garage and parking space, no onward chain complications - viewing recommended.



Communal Entrance

From the parking there is a communal door with entryphone system leading to the communal entrance with courtesy lighting and stairs rising to the second floor landing.

Entrance Hall

A spacious hall with double glazed window to rear, fitted carpets, two radiators, central heating thermostat, shelved airing cupboard and doors to;

Sitting/Dining Room

13' 8" x 12' 5" (4.17m x 3.78m)

Double glazed window with attractive views towards The Hopcott, television aerial point, fitted carpets, two radiators, opening to;

Kitchen

7' 10" x 6' 5" (2.39m x 1.96m)

Attractively fitted range of wall and base units with granite effect work surfaces, inset single drainer stainless steel sink unit, inset four ring gas hob with hood over and oven below, plumbing for washing machine, space for tall fridge freezer, tiled splashbacks, gas combination boiler for central heating and hot water, vinyl flooring.

Bedroom One

11' x 9' 6" (3.35m x 2.90m)

Double glazed window with attractive views towards The Hopcott, television aerial point, fitted carpets, radiator, door to;

En-Suite

White suite comprising a fully tiled shower cubicle with glazed enclosure, low level WC and wash hand basin, shaving point, vinyl tiled flooring, extractor fan unit.

Bedroom Two

11' 9" x 8' (3.58m x 2.44m)

Double glazed window with attractive views towards North Hill, fitted carpets, radiator.

Bathroom

Double glazed window, White suite comprising a panel enclosed bath, low level WC and vanity wash hand basin, mosaic tiled splashbacks, vinyl flooring, extractor fan unit, radiator.

Outside

Clanville Grange stands in well tended communal gardens with vehicular access from Martlet Road and pedestrian access for town access into Market House Lane.

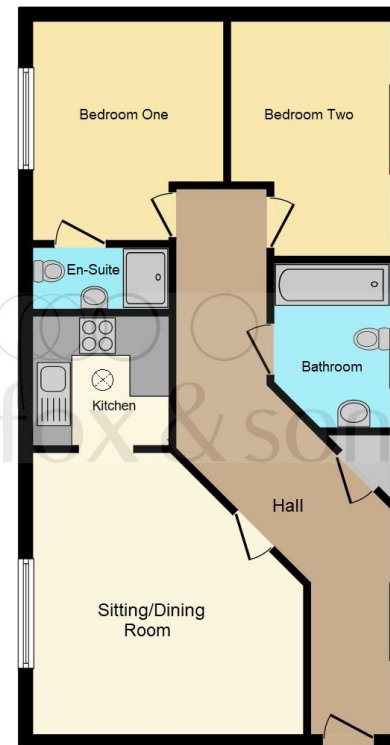
Garage

18' 7" x 8' 3" (5.66m x 2.51m)

A generous garage with metal up and over door to front and allocated parking immediately in front of the garage.

Agents Note

This beautifully presented apartment has been in the same ownership since new and as such is offered for sale in excellent decorative order with no chain complications - viewing is highly recommended.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

2 Clanville Grange, Minehead

- Stunning Purpose Built Second Floor Apartment
- Great Location Close To Town Yet Peaceful
- Sitting/Dining Room - Well Appointed Kitchen
- Two Bedrooms - En-Suite & Bathroom
- Communal Gardens - Garage - Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1627.64

Ground Rent: 232.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£169,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106827 - 0004

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