



The Courtyard, Bancks Street, Minehead TA24 5DJ

fox & sons

welcome to

4 The Courtyard Bancks Street, Minehead

Ideally positioned for access to the town is this spacious Two double bedroom first floor apartment within this attractive building, offering a spacious sitting/dining room, re-fitted kitchen, gas central heating and a generous garage. Ideal first time/investment/downsize - no chain.



Communal Entrance

Glazed doors with security entryphone system give access to the communal entrance with courtesy lighting and stairs rising to first floor landing, door giving access to;

Entrance Hall

A spacious L-shaped hall with entry phone, double shelved linen cupboard, replacement fusebox, downlighters, radiator, doors to;

Sitting/Dining Room

17' 6" x 13' 2" max (5.33m x 4.01m max)

Double glazed window to front, television aerial point, telephone point, wall light points, coving, radiator.

Kitchen

8' x 6' 4" (2.44m x 1.93m)

Double glazed window to front, re-fitted range of wall and base level units with granite effect work surfaces, inset one and one half bowl ceramic sink with mixer tap, inset four ring electric hob with hood over and double oven below, space for washing machine and fitted fridge freezer, tiled splashbacks, wall mounted gas fired combination boiler, radiator.

Bedroom One

14' 2" x 8' 8" (4.32m x 2.64m)

Double glazed window to front, two fitted double wardrobes, radiator, coving.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Excluding door recess, double glazed window to rear, BT point, radiator, coving.

Bathroom

Double glazed window to rear, White suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin, fully tiled walls, heated towel rail, secondary dimplex heater.

Garage

17' x 10' 6" (5.18m x 3.20m)

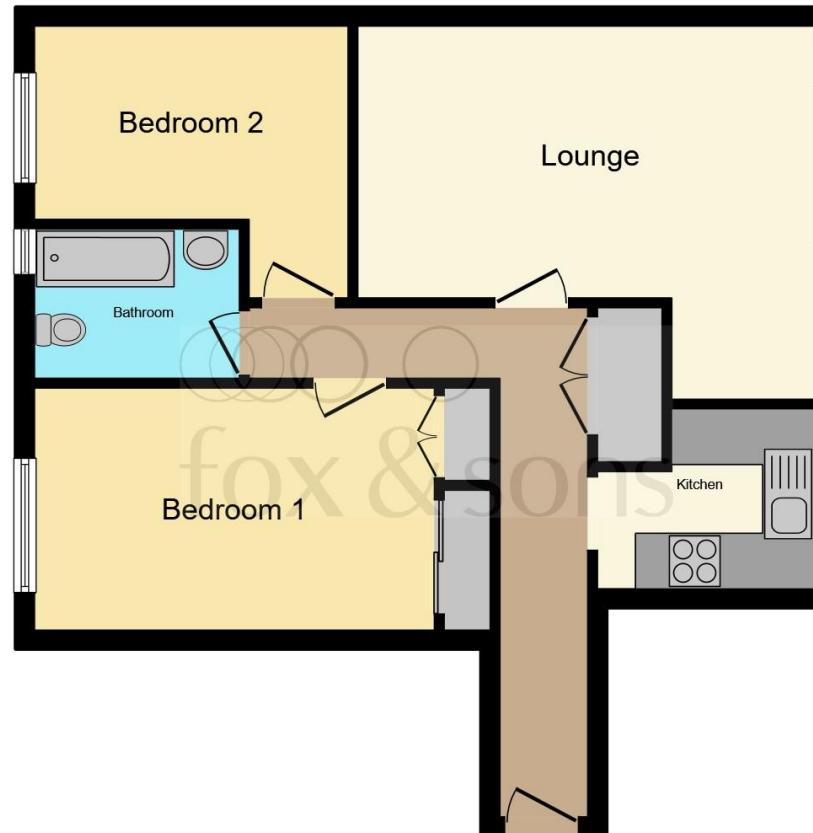
Metal up and over door to front, window to rear, power and light.

Agents Note

The property is sold with the benefit of an equal share in the ownership of the freehold for the building, the remainder of a 999 year lease and very reasonable service charge of £600 per annum.

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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welcome to

4 The Courtyard Bancks Street, Minehead

- Conveniently Situated For Minehead Centre
- Spacious First Floor Apartment
- Sitting/Dining Room - Re-Fitted Kitchen
- Two Double Bedrooms - Bathroom
- Generous Garage - No Chain

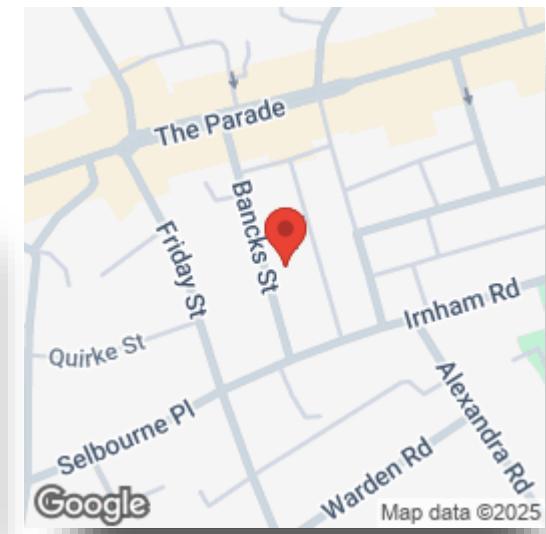
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£160,000



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



Property Ref:
MIH107421 - 0003



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