



The Courtyard, Bancks Street, Minehead TA24 5DJ

welcome to

3 The Courtyard, Bancks Street, Minehead

Wonderfully situated a moments walk from the town centre is this spacious and well presented Two double bedroom first floor apartment with attractive roof terrace and generous garage, ideal first time buy, holiday home, investment or downsize, no onward chain - viewing advised.



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, entryphone system, shelved linen cupboard, further large cupboard with fusebox, radiator, coving, doors to;

Sitting/Dining Room

17' 7" x 11' 6" (5.36m x 3.51m)

Double glazed window to front, feature focal point fireplace with power point and timber surround, television aerial point, wall light points, BT point, two radiators.

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to front, fitted range of wall and base units with ample work surfaces incorporating inset composite sink with mixer tap, inset four ring gas hob with oven below, space for washing machine and fridge freezer, wall mounted replacement gas fired boiler, mosaic tiled surrounds, radiator.

Bedroom One

14' 3" x 9' 8" (4.34m x 2.95m)

Multi glazed window and door to rear giving access to roof terrace, radiator, coving.

Bedroom Two

15' 7" x 8' 10" (4.75m x 2.69m)

Excluding door recess, multi glazed window to rear, fitted recess double wardrobe, radiator, coving.

Bathroom

Multi glazed window to rear, suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin, fully tiled walls, shaver point, radiator.

Garage

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

Metal side opening door to front, power and light.

Roof Terrace

With direct access from the apartment the roof terrace offers a lovely space for al-fresco dining shared pathway access leads to a spiral staircase which can be used for access to the garage.

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

3 The Courtyard, Bancks Street, Minehead

- Superb First Floor Apartment Close To Town
- Spacious Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Bathroom
- Roof Terrace - Garage To Rear
- No Chain - Viewing Advised

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107422 - 0003

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