



**Clipper Quay, Trinity Way, Minehead, TA24 6GJ**



**welcome to**

**Flat 5 Clipper Quay, Trinity Way, Minehead**

Enjoying panoramic Sea views from Warren Point to Minehead Harbour is this spacious 'Type 2' lift serviced, two bedroom, first floor apartment which has been newly refurbished to include a refitted kitchen, bathroom, ensuite, flooring and decor. No chain complications - Viewing advised.



### Communal Entrance

Double glazed door, stairs and lift rising to first floor landing, video security entryphone, communal lighting, door to;

### Entrance Hall

Walk in store with fitted base and wall units, video entry phone system, shelved airing cupboard with radiator, telephone point, vinyl flooring, radiator, doors to

### Sitting Room

22' 10" x 14' 6" max ( 6.96m x 4.42m max )

Enjoying a triple aspect with double glazed doors to Juliet Balcony with wonderful sea views, double glazed windows to either side with North Hill and coastal views, television, satellite and telephone points, two radiators, coving, archway to

### Dining Room

9' 5" max x 9' 1" max ( 2.87m max x 2.77m max )

Double glazed window to side with North Hill and harbour views, radiator, coving.

### Kitchen / Breakfast Room

15' max x 9' 3" max ( 4.57m max x 2.82m max )

Double glazed window to side with coastal views, beautiful newly fitted range of wall and base units with marble effect low profile work surfaces, under counter sink with mixer tap, inset touch control four ring electric hob with hood over, eye level oven with storage above and below, integrated concealed fridge freezer, washing machine and dishwasher, excellent range of cupboards and drawers, peninsula breakfast bar with storage under, glass block feature wall, vinyl flooring and recessed downlighters.

### Bedroom One

14' 1" x 9' 1" ( 4.29m x 2.77m )

Double glazed door to Juliet Balcony with fabulous coastal views towards North Hill and harbour, two sets of recessed double wardrobes, television, FM and telephone points, radiator, door to

### Ensuite

Recently fitted white suite comprising shower cubicle with glazed enclosure and aqua panel surrounds, vanity wash hand basin and low level WC, chrome heated towel rail, aqua panel surrounds, extractor fan, vinyl flooring, downlighters.

### Bedroom Two

14' x 9' ( 4.27m x 2.74m )

Double glazed door to Juliet Balcony with fabulous coastal views, recessed double wardrobe, television and FM points, concealed Worcester Bosch replacement combination boiler, radiator.

### Bathroom

Recently fitted white suite comprising panel enclosed bath with shower over, fitted shower screen and Aqua panel surrounds, vanity wash hand basin, low level WC, chrome heated towel rail, Aqua panel surrounds, vinyl flooring, extractor fan, recessed downlighters.

### Outside

The property stands in well tended gardens on the seafront with area's of lawn, seating areas and mature shrub beds, there is a residents gate giving direct access to the seafront towards the harbour.

### Parking

There is allocated parking for one vehicle with visitors parking spaces nearby.

### Agents Note

The apartment has been recently re-furbished to include a new kitchen, bathroom and en-suite in addition to new floor coverings throughout and redecoration so is offered for sale in excellent condition.



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## **Flat 5 Clipper Quay, Trinity Way, Minehead**

- Beautifully Presented First Floor Apartment
- Triple Aspect Sitting Room - Dining Room
- Re-Fitted Kitchen / Breakfast Room With Appliances
- Two Double Bedrooms - Re-Fitted Bathroom & En-Suite
- Newly Decorated & Carpeted - Fabulous Sea Views

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106416 - 0002

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