



Hanover Court, North Road, Minehead, TA24 5QY

welcome to

Flat 11 Hanover Court, North Road, Minehead

Situated within this popular seafront retirement development is this lift serviced, first floor, Two bedroom apartment which enjoys views towards Blenheim Gardens. Enjoying bright and sunny living accommodation and offered for sale with no chain complications, viewing recommended.



Communal Entrance

Glazed powered doors give access to the communal entrance hall with timer lighting, lift and stairs rising to the first floor landing, door to;

Front Door

Leading To

Entrance Hall

With fitted carpet, night storage heater, telephone point, intercom entry system, built in airing cupboard with shelving and hot water heater, built in cupboard with consumer unit, shelf and rail.

Living Room

19' 6" x 10' 8" (5.94m x 3.25m)

Double glazed window to rear and side, fitted carpet, night storage heater, TV point, door to

Kitchen

9' x 6' 7" (2.74m x 2.01m)

Double glazed window to rear, a modern range of fitted base and wall units with worktop surfaces, inset stainless steel sink unit, space for fridge, space for freezer, inset electric hob with stainless steel cooker hood over, integrated washing machine, integrated electric oven and integrated microwave, tiled splashbacks, vinyl flooring.

Bedroom One

14' 4" x 8' 6" (4.37m x 2.59m)

Double glazed window to rear, fitted carpet, night storage heater.

Bedroom Two

14' 4" max x 5' 8" max (4.37m max x 1.73m max)

Double glazed window to rear, fitted carpet, wall mounted electric heater.

Shower Room

A modern suite comprising walk in shower unit, vanity wash hand basin with cupboard under, low level WC, heated towel rail, extractor unit, vinyl flooring.

Outside

Hanover Court is set in well maintained communal gardens with shrub and flower borders, several places to sit, relax and enjoy the views, there is a shared car park to the front providing residents parking.

Agents Note

Hanover Court purchase prices are discounted to 70% of the open market value of the property, they are not shared ownership and there is no rent to pay.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 country 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 is approximately two hours.



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

Flat 11 Hanover Court, North Road, Minehead

- Two Bedroom First Floor Retirement Apartment
- No Chain Complications
- Spacious Dual Aspect Living Room
- Modern Fitted Kitchen - Modern Fitted Shower Room
- Double Glazing - Lift Access - Communal Gardens & Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4014.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£112,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107428 - 0004

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