



Hanover Court, North Road, Minehead, TA24 5QY

welcome to

Flat 39 Hanover Court, North Road, Minehead

Situated within this popular seafront retirement development is this lift serviced, third 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 upper floors, door to;

Entrance Hall

With walk in store with light, airing cupboard with shelving, entry phone with assistance call, doors to

Living Room

19' 6" x 11' 7" (5.94m x 3.53m)

Enjoying a sunny dual aspect with double glazed window to rear overlooking Blenheim Gardens and double glazed window to side with lovely North Hill views, TV and BT points, two electric heaters.

Kitchen

9' x 6' 8" (2.74m x 2.03m)

Double glazed window to rear overlooking Blenheim Gardens, refitted range of base and wall units with granite effect worktop surfaces, inset one and one half single drain stainless steel sink unit, inset four ring hob with hood above, space for washing machine, fridge freezer and tumble dryer, display shelving, tiled splashbacks and an electric heater.

Bedroom One

15' 7" x 8' 6" (4.75m x 2.59m)

Double glazed window to rear with views over Blenheim Gardens, extensive range of fitted wardrobes, high level storage cupboards, dressing table and bedside cabinets, electric heater.

Bedroom Two

10' 9" x 6' (3.28m x 1.83m)

Double glazed window to rear with views over Blenheim Gardens, electric heater.

Shower Room

A re-fitted suite comprising a full width walk in shower with tiled surrounds, glazed enclosure and electric shower, vanity wash hand basin, low level WC, heated towel rail, electric heater, extractor fan.

Outside

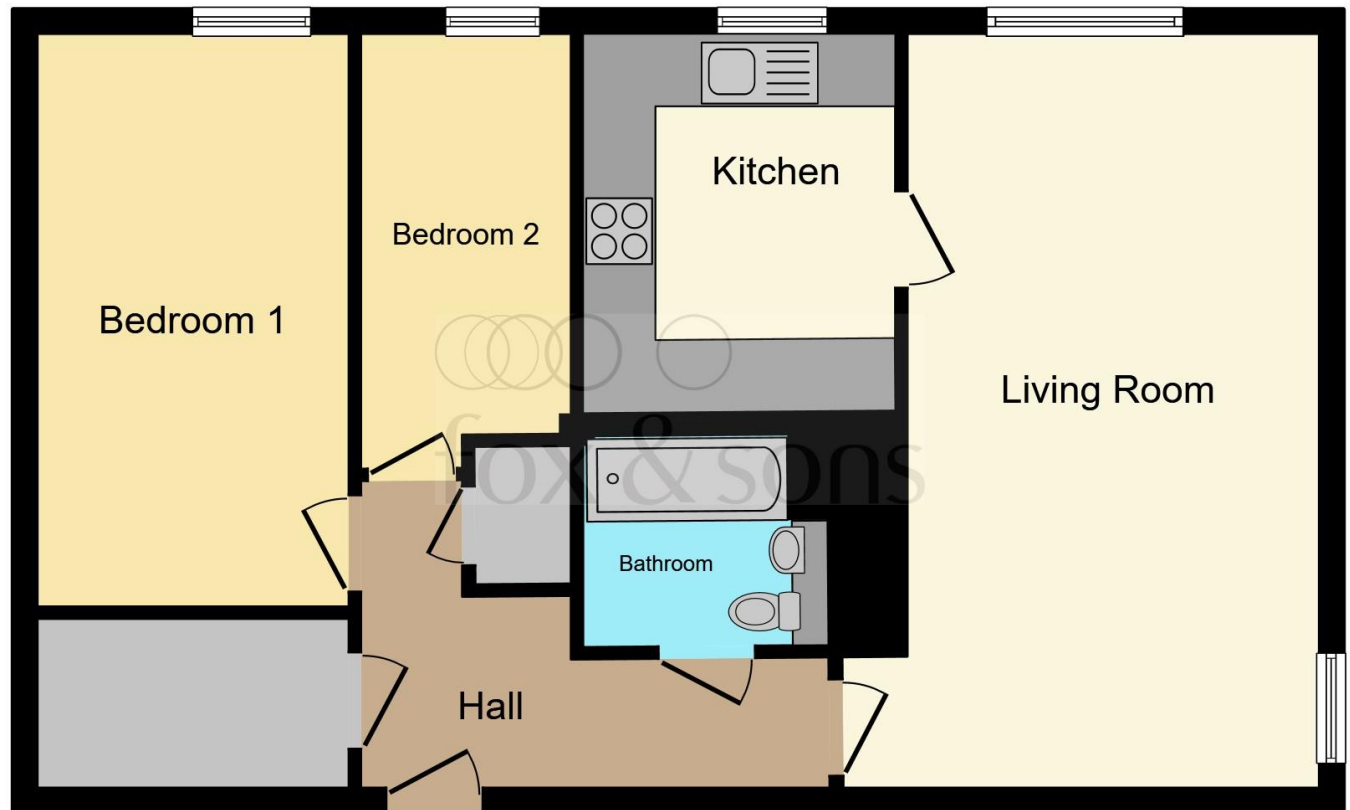
Hanover Court is set in well maintained communal gardens with shrub and flower borders, several places to sit, relax and enjoy the views, there is a shared car park to the front providing residents parking.

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.



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welcome to

Flat 39 Hanover Court, North Road, Minehead

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

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4014.48

Ground Rent: Ask Agent

£112,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 60 years from 22 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH107386 - 0002

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.

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