



Poundfield Road, Minehead, TA24 5EP

welcome to

Poundfield Road, Minehead

- Popular Residential Area
- Ground Floor Flat - One Bedroom
- Lounge - Kitchen - Bathroom
- Gas Central Heating - Double Glazing
- Small Garage & Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Apr 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000

Communal Entrance

Lobby area with doors to

Front Door

Leading to

Entrance Hall

With built in understairs cupboard, doors to

Lounge

14' 5" max x 12' 11" max (4.39m max x 3.94m max)

Double glazed bay window to front, fitted carpet, picture rail, radiator, period fireplace.

Bedroom

11' 10" x 10' 1" (3.61m x 3.07m)

Double glazed window to rear and double glazed door to rear garden, picture rail, fitted carpet, radiator, period fireplace.

Kitchen

14' x 8' 8" max (4.27m x 2.64m max)

Double glazed windows to side, base and wall units with worktop surfaces, stainless steel sink unit, space and plumbing for washing machine, space for cooker, tiled splashbacks, vinyl flooring, radiator, wall mounted Vaillant Combi Boiler serving the domestic hot water and central heating systems, built in cupboard, door to

Rear Entrance Lobby

Double glazed door to rear garden, doors to

Bathroom

Double glazed window rear, a fitted suite comprising panelled bath with mixer taps, shower unit and fitted shower screen, wash hand basin, low level WC, part tiled surrounds, part Aqua panelling to walls, vinyl flooring, radiator.

Outside

The property benefits from a small garage to the side and a lawned garden to the rear. A door to the side of the garage provides access for Flat 1 and Flat 2 to the rear and pathway leading through the garden and leads to the garden of Flat 2.

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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Property Ref:

MIH107479 - 0002

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