



**Poundfield Road, Minehead, TA24 5EP**



**welcome to**

## **Flat 2 19a Poundfield Road, Minehead**

- Popular Residential Area
- First Floor Flat - Two Bedrooms
- Lounge - Kitchen
- Shower Room - Double Glazing
- Rear Garden

Tenure: Leasehold EPC Rating: E

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 16 May 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

**view this property online** [fox-and-sons.co.uk/Property/MIH107480](http://fox-and-sons.co.uk/Property/MIH107480)



**Property Ref:**

MIH107480 - 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.

### **Communal Entrance**

Communal lobby area with doors to

### **Front Door**

Giving access to staircase rising to first floor landing.

### **Entrance Hall**

Double glazed window to side, picture rail, fitted carpet, access to roof space, doors to

### **Lounge**

11' 11" x 10' 1" max ( 3.63m x 3.07m max )  
Double glazed window to rear, fitted carpet, picture rail, sliding door to

### **Kitchen**

8' 8" x 7' 8" ( 2.64m x 2.34m )  
Double glazed window to rear, a range of fitted base and wall level units with worktop surfaces, inset one and one half bowl sink unit, space for cooker, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, vinyl flooring.

### **Bedroom One**

11' 9" x 10' 1" max ( 3.58m x 3.07m max )  
Double glazed window to front, period fireplace, picture rail, fitted carpet, built in cupboard.

### **Bedroom Two**

8' 9" x 7' 4" ( 2.67m x 2.24m )  
Double glazed window to front, fitted carpet, picture rail.

### **Shower Room**

Double glazed window to side, a fitted suite comprising pedestal wash hand basin, low level WC, shower cubicle, laminate flooring, extractor unit.

### **Outside**

The property benefits from a lawned garden to the rear with gate leading to a service lane. There is also access through Flat 1 garden from the front of the property.

### **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.



**fox & sons**



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