



**Summerland Avenue, Minehead, TA24 5BW**



*welcome to*

**Ground Floor Flat, 65 Summerland Avenue, Minehead**

Situated within a level walk of Minehead town centre & the seafront is this two bedroom ground floor flat benefitting from gas central heating, double glazing, lounge with bay window, modern fitted kitchen, small courtyard to the rear. An ideal first time or investment buy! No Chain.



## Communal Entrance

With front door leading to

## Entrance Hall

With fitted carpet, built in cupboard, doors to

## Lounge

16' max x 13' max ( 4.88m max x 3.96m max )

Double glazed bay window to front, fitted carpet, picture rail, radiator, wall light points, period feature fireplace.

## Kitchen

11' 10" max x 7' 10" max ( 3.61m max x 2.39m max )

Double glazed window to side, double glazed door to the side, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing washing machine, integrated oven, inset hob with stainless steel cooker hood over, space for fridge, laminate floor, tiled splashbacks, inset ceiling spotlights, door to

## Bathroom

Double glazed windows to rear, a fitted suite comprising low level WC, panelled bath with shower unit over and fitted shower screen, wash hand basin, part tiled surrounds, extractor unit, laminate floor.

## Bedroom One

13' 1" max x 12' 6" max ( 3.99m max x 3.81m max )

Double glazed window to rear, fitted carpet, radiator, picture rail, period feature fireplace.

## Bedroom Two

11' 2" max x 8' 9" max ( 3.40m max x 2.67m max )

Double glazed window to side, fitted carpet, radiator, built in cupboard housing ideal logic+ gas fired boiler serving the domestic hot water and central heating systems, wall light points.

## Outside

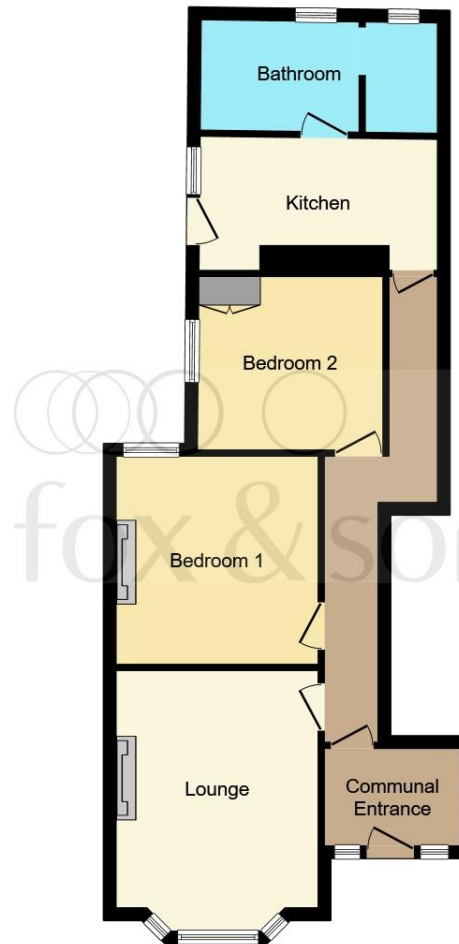
The property benefits from a courtyard area to the front of the property. To the rear immediately off the kitchen is a small courtyard.

## 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.

## Council Tax Band

B



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](http://www.focalagent.com)



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## Ground Floor Flat, 65 Summerland Avenue, Minehead

- Close to the Town Centre & its Amenities
- Ground Floor Flat
- Two Reception Rooms - Lounge
- Kitchen - Bathroom
- Courtyard - Gas Central Heating - Double Glazing

Tenure: Leasehold EPC Rating: Awaited

# £155,000



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 999 years from 24 Jun 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH106787 - 0002

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