



Lanyard Court, Trinity Way, Minehead, TA24 6GN

welcome to

Flat 1 Lanyard Court, Trinity Way, Minehead

Overlooking the West Somerset Steam Railway & ideally positioned for access to local amenities & Minehead beach all within level walking distance is this well presented two bedroom ground floor apartment situated within a popular modern seafront development. Viewing is a must!



Communal Entrance

With stairs & lift to upper floors, door to

Front Door

Leading to

Entrance Hall

With fitted carpet, coving, built in airing cupboard with shelving and radiator, telephone entry system, doors to

Lounge/Dining Room

21' 11" max x 10' 11" max (6.68m max x 3.33m max)
Double glazed window to rear, double glazed sliding patio doors to balcony, built in cupboard, fitted carpet, two radiators, coving, archway to

Kitchen

10' 1" x 9' 5" (3.07m x 2.87m)
Double glazed window to side, double glazed sliding patio doors to balcony, vinyl flooring, inset ceiling spotlights, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, integrated fridge freezer, integrated oven, inset electric hob with cooker hood over, space and plumbing for washing machine, integrated dishwasher, tiled splashbacks, wall mounted gas fired boiler, radiator.

Bedroom One

14' 8" max x 14' 2" max (4.47m max x 4.32m max)
Double glazed windows to side, fitted carpet, radiator, door to

Ensuite Shower Room

With double glazed window to side, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled surrounds, extractor unit, inset ceiling spotlights, radiator, vinyl flooring, shaver point.

Bedroom Two

10' 4" max x 8' 6" max (3.15m max x 2.59m max)
Double glazed window to side, fitted carpet, radiator.

Shower Room

A fitted suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor unit, part Aqua panelling and part tiles to walls, vinyl flooring, inset ceiling spotlights.

Outside

The property sits within communal grounds and benefits from allocated parking.

Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Flat 1 Lanyard Court, Trinity Way, Minehead

- Popular Modern Seafront Development
- Ground Floor Apartment - Two Bedrooms
- Gas Central Heating - Double Glazing
- Kitchen - Lounge/Dining Room - Balcony
- Ensuite Shower Room - Bathroom - Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1284.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107602 - 0002

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk