



St. Andrews Lane, Minehead, TA24 5UR

welcome to

1b St. Andrews Lane, Minehead

A very well presented one bedroom first floor apartment conveniently located for Minehead centre, offering spacious sitting room, attractive re-fitted kitchen, double bedroom, re-fitted bathroom and separate cloakroom. Ideal first time or investment purchase - no chain.



Communal Entrance

Access to the building is from St Andrews lane, stairs rising to first floor landing with communal lighting, door giving access to;

Entrance Hall

Cloaks hanging space, fuse box, airing cupboard housing lagged tank and storage, doors to:

Sitting Room

12' 6" x 11' 8" (3.81m x 3.56m)

Double glazed window to rear, feature cast iron fireplace with tiled surround, TV and BT aerial points, wall mounted electric heater, arch to:

Kitchen

9' 6" x 5' (2.90m x 1.52m)

Attractive re-fitted range of light grey wall and base level units, inset four ring electric touch control hob with hood above and oven below, inset sink unit, ample work surfaces, plumbing for a washing machine, space for a fridge/ freezer, tiled splash backs, vinyl flooring.

Bedroom One

9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed window to rear, fitted high level storage cupboards, wall mounted electric heater.

Bathroom

Double glazed window to side, white suite comprising panel enclosed enamel bath with triton electric shower over, pedestal wash hand basin, tiled surround, electric fan heater.

Cloakroom

Double glazed window to side, white suite of low level WC, half tiled walls, vinyl floor.

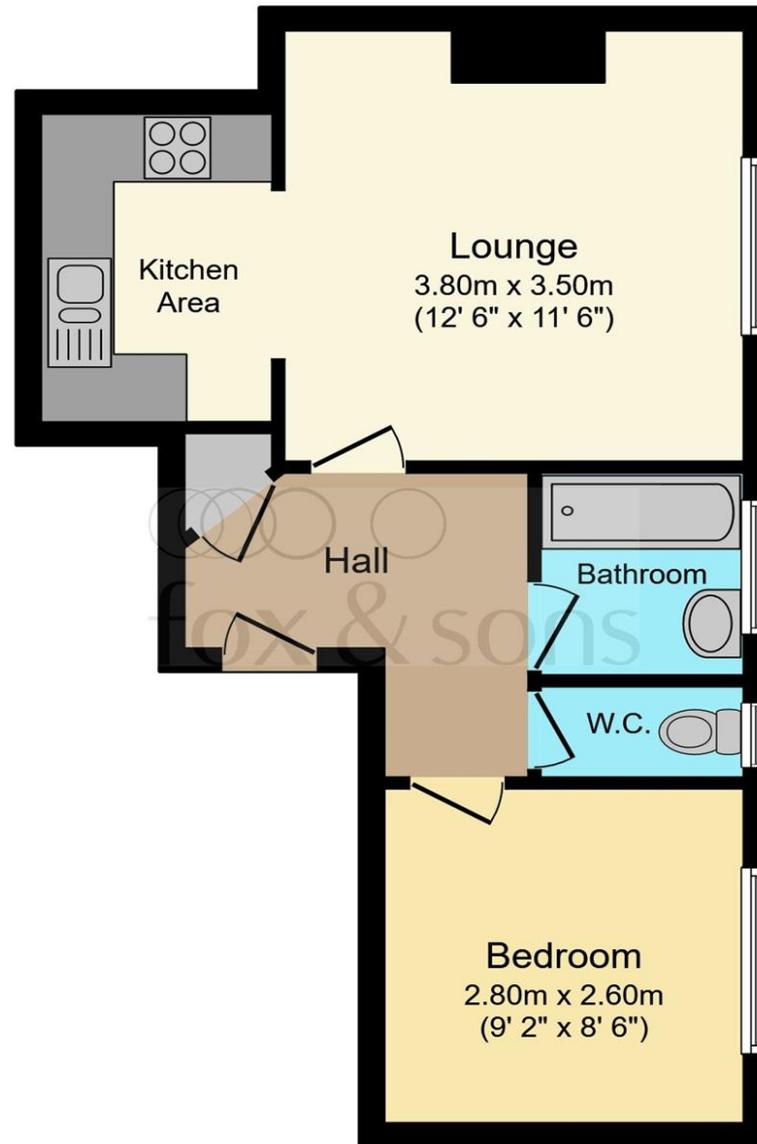
Agents Note

This well presented first floor apartment is ideally located for access to Minehead town centre yet is quietly located to the rear of building, ideal as a first time buy or investment property and is offered for sale with no onward chain complications.

Parking

The vendors currently rent a parking space to the rear of the building which they understand may be available to the purchase of the apartment if desired.

Council Tax Band A



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welcome to

1b St. Andrews Lane, Minehead

- First Floor Apartment In Convenient Location
- Well Presented Living Accommodation
- Sitting Room - Re-Fitted Kitchen
- Double Bedroom - Bathroom - Cloakroom
- No Chain - Ideal FTB or Investment Property

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1112.60

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107083 - 0009

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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