



Friday Street, Minehead, TA24 5UE

welcome to

Flat 2, 24 Friday Street, Minehead

- Within Walking Distance of Amenities
- First Floor Flat
- One Bedroom - Bathroom
- No Onward Chain
- An Ideal First Time or Investment Buy!

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£89,950

Communal Entrance

With staircase rising to upper floors

Front Door

Leading to

Entrance Hall

With doors leading to

Open Plan Lounge/ Kitchen

17' 11" max x 15' 6" max (5.46m max x 4.72m max)

Bay window to front, windows to front and side, fitted carpet, period fireplace, wall mounted electric heater, part laminate flooring.

Kitchen Area

A range of base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker, space for undercounter fridge, space and plumbing for washing machine.

Bedroom

11' 11" max x 8' 8" (3.63m max x 2.64m)

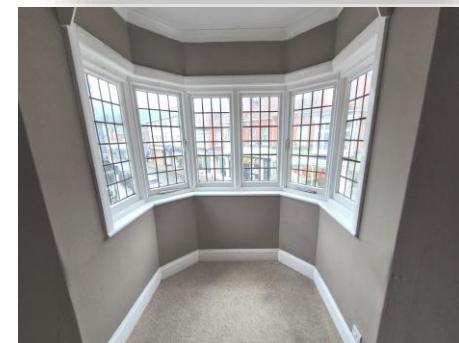
Window to front, fitted carpet, wall mounted electric heater, door to

Bathroom

Window to front, a fitted suite comprising pedestal wash hand basin, panelled bath with shower unit over, low level WC, built in airing cupboard.

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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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.



Property Ref:

MIH107607 - 0002



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



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