



Clanville Grange, Minehead, TA24 5PW

welcome to

20 Clanville Grange, Minehead

Situated within a popular modern development in an elevated position above Minehead town centre & its amenities is this well presented first floor two bedroom apartment. The property benefits from gas central heating , double glazing, ensuite shower room & allocated parking.



Communal Entrance

With stairs leading to upper floors.

Front Door

Leading to

Entrance Hall

Double glazed window to front, fitted carpet, two radiators, telephone entry system, built in airing cupboard, doors to

Lounge

13' 8" x 12' 10" (4.17m x 3.91m)

Double glazed window to rear, fitted carpet, two radiators, TV point, archway to

Kitchen

7' 11" x 6' 1" (2.41m x 1.85m)

Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, inset ceiling spotlights, wall mounted gas fired boiler in matching cupboard.

Bedroom One

11' max x 9' 6" max (3.35m max x 2.90m max)

Double glazed window to rear, fitted carpet, radiator, door to

Ensuite

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, shaver point, extractor unit, vinyl flooring.

Bedroom Two

11' 10" max x 7' 11" max (3.61m max x 2.41m max)

Double glazed window to front, radiator, fitted carpet.

Bathroom

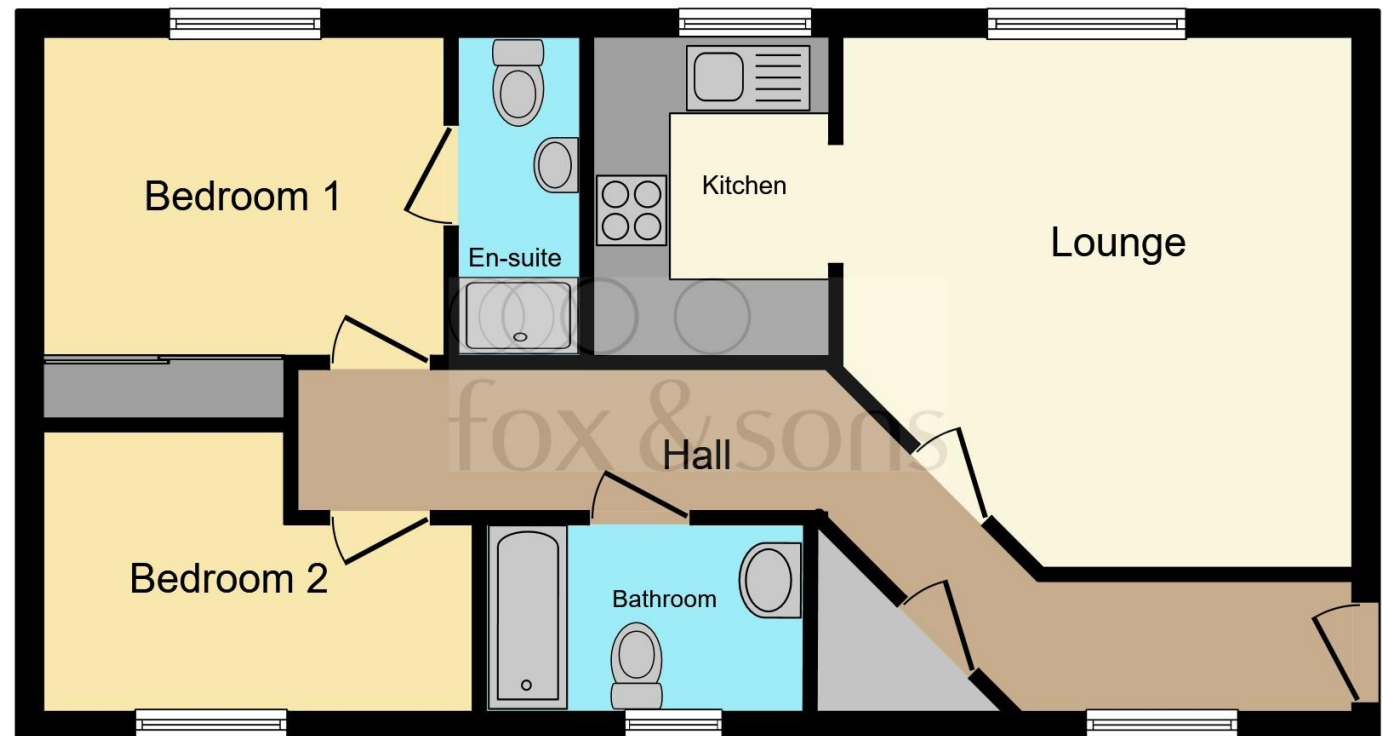
Double glazed window to front, a fitted suite comprising vanity wash hand basin with cupboard under, radiator, low level WC, panelled bath, part tiled surrounds, shaver point, extractor unit, vinyl flooring.

Outside

To the rear of the property there allocated parking space for one vehicle.

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.



view this property online fox-and-sons.co.uk/Property/MIH107524



welcome to

20 Clanville Grange, Minehead

- Elevated Position above Minehead Town Centre
- Popular Modern Development
- Top Floor Apartment - Two Bedrooms
- Lounge/Dining Room - Kitchen
- Ensuite Shower Room - Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1569.58

Ground Rent: 235.54

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Mar 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107524



Property Ref:
MIH107524 - 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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk