



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



**welcome to**

**63a Summerland Avenue, Minehead**

Attention Investment Buyers! Situated within walking distance of the town centre in a popular residential road is this well presented first floor three bedroom flat benefitting from double glazing, gas central heating & off road parking. The property is currently rented out to a long serving tenant



### **Communal Entrance Porch**

With front door leading to

### **Entrance Hall**

With staircase rising to first floor landing.

### **First Floor Landing**

With access to roof space, fitted carpet, doors to

### **Lounge/ Dining Room**

16' 5" max x 13' max ( 5.00m max x 3.96m max )

Double glazed bay window to front, fitted carpet, radiator, picture rail.

### **Kitchen**

11' 11" x 8' 9" max ( 3.63m x 2.67m max )

Double glazed window to rear, double glazed door to rear giving access to a metal external staircase leading to the parking area, a range of modern fitted grey base and wall units, worktop surfaces, inset sink unit, space for cooker with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, wall mounted gas fired boiler, radiator, access to roof space, vinyl flooring.

### **Bedroom One**

13' x 12' 6" max ( 3.96m x 3.81m max )

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

### **Bedroom Two**

9' 2" x 6' ( 2.79m x 1.83m )

Double glazed window to front, fitted carpet, radiator.

### **Bedroom Three**

12' x 8' 4" max ( 3.66m x 2.54m max )

Double glazed window to side, radiator, fitted carpet, period fireplace.

### **Bathroom**

Double glazed window to side, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, low level WC, pedestal wash hand basin, heated towel rail, tiled surrounds, extractor unit, tiled flooring.

### **Outside**

To the rear is the parking area which provides off road parking for flats 63 & 63a.

### **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.



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## **63a Summerland Avenue, Minehead**

- Ideal Investment Property - Long Serving Tenant
- Popular Residential Area - Within Walking Distance of Town Centre
- First Floor Flat - Three Bedrooms
- Lounge/Dining Room - Modern Kitchen
- Gas Central Heating - Off Road Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

# £139,950



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 983 years from 24 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH107535 - 0002

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