



**Peerage Court, Vennland Way, Minehead, TA24 5DA**

**welcome to**

**48 Peerage Court, Vennland Way, Minehead**

Peerage Court is an attractive purpose built development a level walk from the Town and Seafront. Situated on the second floor in the development is this two bedroom apartment benefitting from lounge with patio doors, kitchen, bathroom, communal gardens & parking.



### Communal Entrance

With glazed powered doors, lift & stairs to upper floors.

### Front Door

Leading to

### Entrance Hall

With fitted carpet, night storage heater, telephone entry system, built in cupboard, doors to

### Lounge/Dining Room

17' 9" max x 11' 5" ( 5.41m max x 3.48m )

French doors to front with Juliet balcony, night storage heater, fitted carpet, wall light points, double doors to

### Kitchen

9' 9" x 6' 7" ( 2.97m x 2.01m )

A range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated oven, inset electric hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, vinyl flooring.

### Bedroom One

15' 1" max x 9' 2" ( 4.60m max x 2.79m )

Window to front, fitted carpet, radiator, built in wardrobe.

### Bedroom Two

11' 8" x 6' 10" ( 3.56m x 2.08m )

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

### Shower Room

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, part tiled surrounds, extractor unit, heated towel rail, built in airing cupboard with Ariston hot water heater and shelving, vinyl flooring.

### Outside

The development sits within well tended communal gardens with areas of lawn interspersed with flower and shrub beds and borders. Mature trees inset. There is a large parking area split into three area's with ample parking provided with both residents and visitors alike.

### 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.



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

## 48 Peerage Court, Vennland Way, Minehead

- Purpose Built Retirement Property
- Level Walk To Town Centre & The Sea Front
- Seond Floor Flat - Two Bedrooms
- Fitted Kitchen & Shower Room
- Communal Gardens & Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3394.00

Ground Rent: 291.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107616 - 0003

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