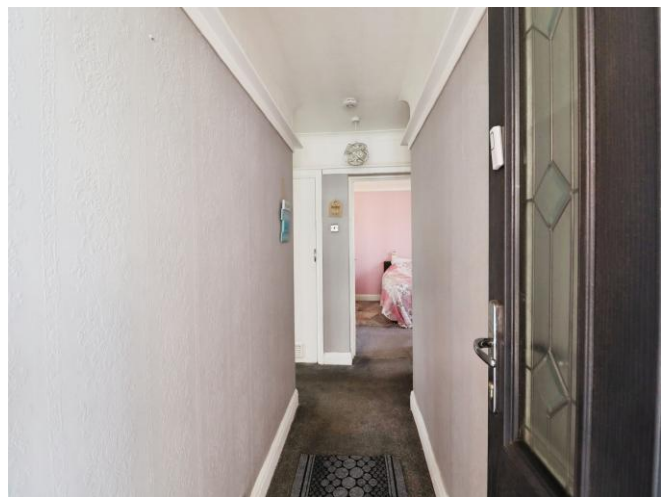




Minehead Avenue, £265,000

- COUNCIL TAX BAND - D
- NO CHAIN
- GROUND FLOOR APARTMENT
- CLOSE TO SEA FRONT AND COASTAL WALKS
- GARAGE
- EPC Rating: D





About the property

Situated in the sought-after coastal location of Sully, along Minehead Avenue, this well-presented two bedroom ground floor flat offers comfortable and convenient living, benefitting from a garage and attractive surroundings.

Accommodation

Entrance Hall

A welcoming entrance hall providing access to all principal rooms, with useful storage space.

Kitchen

11' 4" max x 8' 6" max (3.45m max x 2.59m max)

Fitted kitchen comprising a range of wall and base units with work surfaces over. Space for appliances and practical layout ideal for everyday use.

Bedroom 1

13' 1" max x 11' 9" max (3.99m max x 3.58m max)

A generous double bedroom with plenty of space for wardrobes and additional furnishings. Ideal as the principal bedroom.

Lounge/ Sitting Room

16' 1" max x 11' 10" max (4.90m max x 3.61m max)



A bright and spacious reception room with ample space for both lounge and dining furniture. Large window allowing plenty of natural light, creating a comfortable and sociable living area.

Bedroom 2

11' 5" max x 9' 11" max (3.48m max x 3.02m max)

A well-proportioned second bedroom, suitable for use as a guest room, home office, or nursery.

Shower Room

7' 4" max x 8' max (2.24m max x 2.44m max)

Stylish and well-appointed shower room comprising a walk-in shower enclosure, wash hand basin, and WC.

Rear Garden

A low-maintenance rear garden, designed for ease of upkeep and ideal for outdoor seating and relaxation.

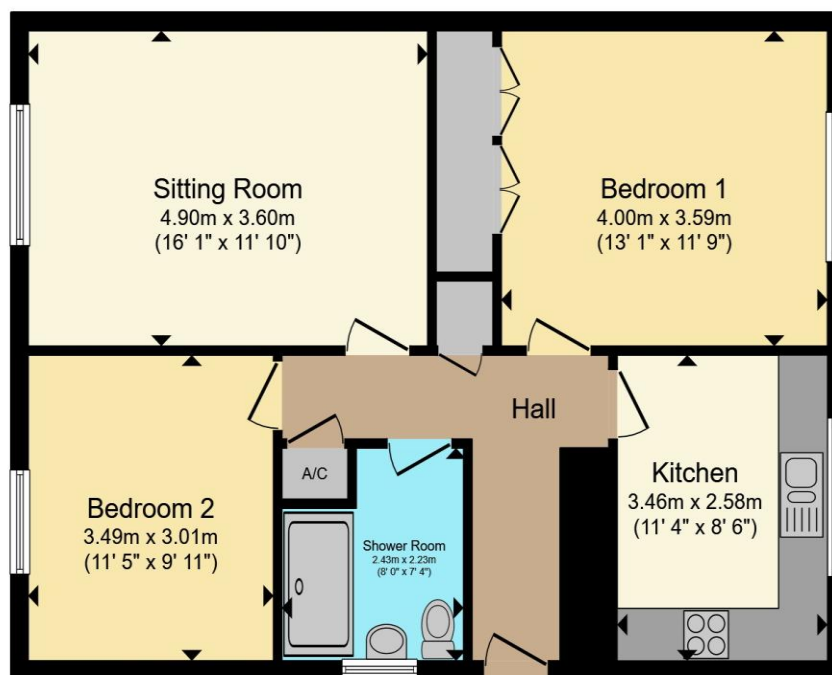
Garage

Single garage providing useful additional storage.

02920 703799

penarth@peteralan.co.uk

Floorplan



Total floor area 70.5 m² (758 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let