



**Summerland Avenue, Minehead, TA24 5BN**

**welcome to**

**56a Summerland Avenue, Minehead**

A beautifully appointed Two bedroom ground floor apartment benefitting from an Enclosed Garden and conveniently situated close to Minehead town centre. The Apartment offers light and spacious living accommodation and viewing is highly recommended.



### Communal Entrance

Double glazed communal door to front, door giving access to;

### Entrance Hall

With LTV flooring, radiator, built in understairs cupboards, doors to;

### Lounge / Dining Room

14' max x 12' 11" + bay ( 4.27m max x 3.94m + bay )  
A light and spacious room with double glazed bay window to front, fitted carpet, pretty period fireplace, picture rail, radiator.

### Kitchen

11' 3" x 8' 1" ( 3.43m x 2.46m )  
Double glazed window to rear, double glazed door to the rear garden, attractively re-fitted kitchen comprising an excellent range of wall and base level units, ample worksurfaces, inset one and one half bowl sink unit, integrated oven, inset electric hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, part tiled surrounds, radiator, LVT flooring, wall mounted Worcester gas fired boiler serving the domestic hot water and central heating systems in matching wall cupboard.

### Bedroom One

12' max x 11' 11" ( 3.66m max x 3.63m )  
A spacious double bedroom with double glazed window to rear, radiator, fitted carpet, picture rail.

### Bedroom Two

8' 11" max x 7' 5" max ( 2.72m max x 2.26m max )  
Double glazed window to side, fitted carpet, radiator.

### Bathroom

Double glazed window to side, a luxury white suite comprising panel enclosed bath with shower unit over, low level WC, pedestal wash hand basin, extractor unit, heated towel rail, part tiled surrounds, LVT flooring.



### Outside

To the rear is an enclosed courtyard garden which comprises of paved patio, gravel area, timber garden shed, outside water tap, outside light, pedestrian gate giving access to a gravel parking space for one vehicle which is accessed from the service lane. The garden is bordered by fencing and walling.

### 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. 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 school 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.

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.focalagent.com](http://www.focalagent.com)



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## 56a Summerland Avenue, Minehead

- Superb Ground Floor Apartment With Garden
- Spacious Sitting/Dining Room - Attractive Fitted Kitchen
- Two Bedrooms - Luxury Bathroom - Gas Central Heating
- Double Glazing - Enclosed Gardens To Rear
- Convenient Location Close To Town

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107318 - 0003

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