



Blenheim Park, Blenheim Road, Minehead, TA24 5QA

welcome to

6 Blenheim Park, 41 Blenheim Road, Minehead

A beautifully presented second and third floor maisonette occupying a fine position close to the town centre, sea front and enjoying fine views over the Bristol Channel and Blenheim Gardens. Converted in 2010 to an exacting standard the property benefits from ample parking - viewing recommended!



Communal Entrance

Canopied porch with courtesy lighting, glazed doors with security entryphone system gives access to the communal hall, elegantly presented with sitting area and stairs rising to second floor landing.

Entrance Hall

With internal staircase rising to third floor landing, entryphone system and doors to

Sitting/Dining Room

Irregular Shaped Room 24' 7" max x 17' 9" max (7.49m max x 5.41m)

Incorporating open plan kitchen, double glazed picture window to front with views towards the Bristol Channel, television aerial point, wall light points, two radiators, ample space for dining table and chairs, open plan access to

Kitchen

Double glazed window to front with views over Blenheim Gardens, beautifully appointed kitchen with an extensive range of cream shaker style wall and base units complimented by granite style worksurfaces, inset stainless steel sink unit with mixer tap, inset four ring gas hob with cooker hood over and oven below, integrated concealed fridge and freezer, integrated concealed washing machine, breakfast bar and wood effect flooring.

Bedroom One

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to front with views over Blenheim Gardens, fitted double wardrobe with mirror fronted doors, cupboard housing Vaillant gas fired combination boiler, radiator.

Bathroom

Luxury white suite comprising panel enclosed shower end bath with mixer tap and shower over, low level WC, wash hand basin, heated towel rail/radiator, part tiled surrounds, extractor fan, tiled floor.

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)

Three skylight windows to rear with North Hill views, fitted double wardrobe with mirrored doors, recessed storage cupboard, radiator, door to

En-Suite

Skylight window to front, luxury white suite comprising fully tiled corner shower with glazed enclosure and electric shower, low level WC, wash hand basin, heated towel rail/radiator, tiled floor.

Outside

The property stands in well tended low maintenance gardens with generous gravel parking area providing allocated residents parking.

Agents Note

Upon completion the purchaser will become a shareholder in the Freehold management company.



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

6 Blenheim Park, 41 Blenheim Road, Minehead

- Stunning Split Level Second & Third Floor Apartment
- Views Over The Bristol Channel & Blenheim Gardens
- Spacious Sitting/Dining Room - Fully Fitted Kitchen
- Two Double Bedrooms - En-Suite & Bathroom
- Allocated Parking - Convenient Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1460.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107684 - 0002

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