



**Bowline Court, Trinity Way, Minehead, TA24 6GP**

**welcome to**

**4 Bowline Court, Trinity Way, Minehead**

This beautifully presented 'Type 6' spacious and bright three bedroom ground floor apartment with balcony is located within the favoured Bowline Court whilst enjoying a level position close to amenities lovely views of Minehead Harbour & North Hill.



### Communal Entrance

Level access with powered double doors, video entry phone system with fob entry for residents leads to the communal hall, well presented with stairs and lift rising to upper floors, door giving access to;

### Front Door

Leading to

### Entrance Hall

With fitted carpet, radiator, built in cupboards, coving, heated airing cupboard, telephone video entry system, doors to

### Lounge/ Dining Room

22' 5" max x 18' max ( 6.83m max x 5.49m max )

Double glazed windows to side and rear, double glazed patio doors to the balcony, fitted carpet, coving, three radiators, telephone point, archway to kitchen.

### Balcony

8' 9" x 6' 6" ( 2.67m x 1.98m )

Enjoying views towards Minehead Harbour, the Sea & North Hill, outside power point.

### Kitchen

11' 4" x 7' 10" max ( 3.45m x 2.39m max )

Double glazed windows to side and rear, a range of fitted base and wall units with worktop surfaces, inset one and one half stainless steel sink unit, tiled splashbacks, integrated double oven, inset gas hob with cooker hood over, integrated washer dryer, integrated fridge freezer, integrated dishwasher, inset ceiling spotlights, wall mounted gas fired boiler serving the domestic hot water and central heating systems, vinyl flooring.

### Bedroom One

14' 10" x 9' 10" ( 4.52m x 3.00m )

Double glazed patio doors to front with Juliet balcony, fitted carpet, two radiators, built in wardrobe, door to

### Ensuite Shower Room

Double glazed window to front, a fitted suite comprising large shower cubicle, low level WC, pedestal wash hand basin, radiator, part tiled surrounds, extractor unit, inset ceiling spotlights, shaver light/point, fitted carpet.

### Bedroom Two

11' 3" x 10' 5" ( 3.43m x 3.17m )

Double glazed window to front, radiator, fitted carpet.

### Bedroom Three

11' 3" max x 9' 6" max ( 3.43m max x 2.90m max )

Double glazed window to front, radiator, fitted carpet, built in wardrobe.

### Bathroom

A white suite comprising panelled bath with mixer tap/shower attachment over, fitted shower screen, low level WC, vanity wash hand basin with cupboard under, fitted carpet, radiator, part tiled surrounds, shaver point, extractor unit, inset ceiling spotlights.

### Outside

The property stands within well tended communal gardens running parallel to Minehead seafront with area's of lawn interspersed with pathways, sitting areas and mature shrubs. The property benefits from a large allocated parking space at the front of the building and additional visitors parking spaces.

### 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. A direct train link to London Paddington is available from Taunton station in approximately two hours.

### Agent's Note

The vendors own a garage nearby which is available by separate negotiation.



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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## 4 Bowline Court, Trinity Way, Minehead

- Popular Modern Seafront Development - No Onward Chain
- Ground Floor Apartment - Views of Minehead Harbour
- Lounge/Dining Room with Balcony - Kitchen
- Double Glazing - Gas Central Heating - Allocated Parking
- Garage Available Nearby By Separate Negotiations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1980.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £272,500



Please note the marker reflects the postcode not the actual property

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