



**Summerland Avenue, Minehead, TA24 5BW**



## welcome to

### Ground Floor Flat, 63 Summerland Avenue, Minehead

- Ideal Investment Property - Long Serving Tenant
- Popular Residential Area - Within Walking Distance of Town Centre
- Ground Floor Flat - Lounge - Kitchen
- Bathroom - Gas Central Heating
- Double Glazing - Off Road Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000

**view this property online** [fox-and-sons.co.uk/Property/MIH107540](http://fox-and-sons.co.uk/Property/MIH107540)



#### Property Ref:

MIH107540 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Communal Entrance Porch

With Front Door leading to

### Entrance Hall

With doors to

### Lounge

13' x 12' 11" max ( 3.96m x 3.94m max )  
Double glazed bay window to front, fitted carpet, radiator, picture rail, period fireplace.

### Bedroom One

13' max x 12' 6" max ( 3.96m max x 3.81m max )  
Double glazed window to rear, picture rail, fitted carpet, period fireplace, radiator.

### Bedroom Two

11' 2" max x 8' 6" max ( 3.40m max x 2.59m max )  
Double glazed window to side, fitted carpet, radiator, fitted shelving and hanging rail in recess.

### Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, radiator, part tiled surrounds, vinyl flooring.

### Kitchen

13' 7" max x 7' 6" max ( 4.14m max x 2.29m max )  
Double glazed windows to side and rear, door to side, a range of base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge, space for cooker, tiled splashbacks, vinyl flooring, wall mounted gas fired boiler.

### Outside

To the rear is a small courtyard area which leads to the parking area which provides off road parking for flats 63 & 63a.

### Location

The property is situated within the popular coastal resort of Minehead, known as the gateway to Exmoor, an area of outstanding natural beauty, which boasts a good range of local amenities including local shops and supermarkets as well as first, middle and upper schools, doctors and dentists and a recently opened hospital. The county town of Taunton lies some 26 miles to the south and boasts a further range of high street shops as well as good access links to the M5 and A303 as well as a mainline rail link to London Paddington.



fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



**fox-and-sons.co.uk**