





Marshfield Road, Minehead, TA24 6AQ

fox & sons

welcome to

21a Marshfield Road, Minehead

Perfectly positioned for easy access to local amenities, this delightful first floor flat offers comfortable and easy-to-maintain living in a convenient coastal location. Ideal for first-time buyers or those looking for a home by the sea, the property enjoys an enclosed garden, garage & parking.













Double Glazed Front Door
Leading to

Entrance Lobby
With double glazed door leading to the rear garden, staircase rising to the first floor landing.

First Floor Landing
Double glazed window to side, fitted carpet, picture rail, access to roof space, coving, doors to

Lounge
Double glazed window to rear enjoying views over Minehead and towards North Hill, fitted carpet, picture rail, coving, radiator.

Kitchen/Breakfast Room
Double glazed windows to front and side, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, tiled splashbacks, space for undercounter fridge, space and plumbing for washing machine, integrated double oven, inset hob with cooker hood over, coving, inset ceiling spotlights, radiator.

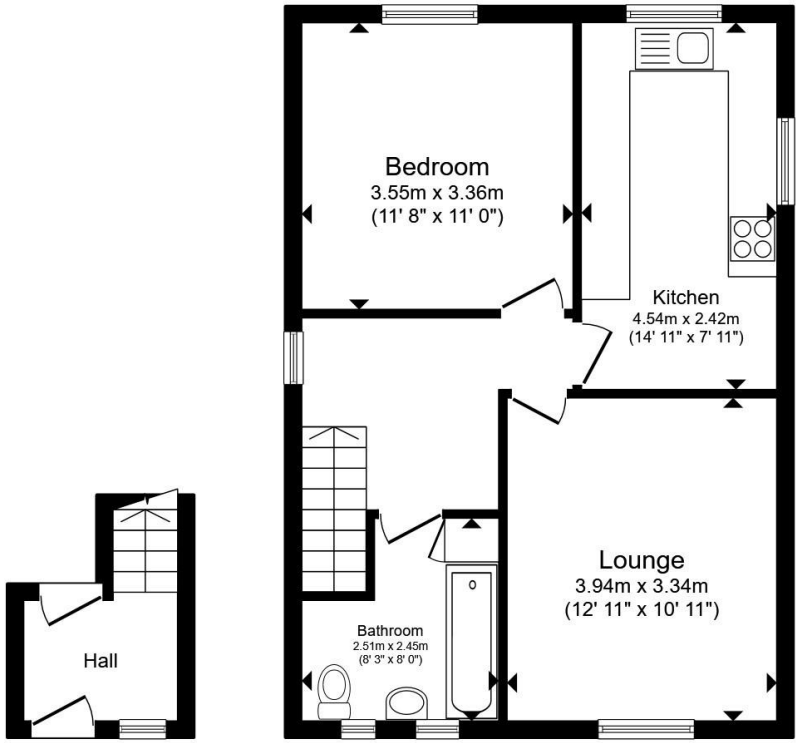
Bedroom
Double Glazed window to front, fitted carpet, coving, radiator.

Bathroom
Double glazed windows to rear, a fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer taps, shower unit over and fitted shower screen, part tiled surrounds, built in cupboard housing the gas fired boiler.

Outside
The property is approached via a pathway leading to the front door. To the rear is an enclosed garden which comprises paved patio leading to an area of grass with flower and shrub beds, there is an hardstanding proving off road parking for one vehicle with access to the garage and double timber gates providing access to the service lane. The garden is bordered by fencing.

Garage
With up and over door, light and power.

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.



Total floor area 54.5 m² (587 sq.ft.) approx
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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

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welcome to

21a Marshfield Road, Minehead

- Convenient Location Close to Amenities
- Welcoming First Floor Flat - Views over Minehead
- One Bedroom - Lounge - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Garage & Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£154,950









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107876 - 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.

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