





Court Green, Minehead, TA24 5TS

fox & sons

welcome to

1a Court Green, Minehead

Period charm, modern convenience. A beautifully refreshed two-bedroom ground floor flat set just a short walk from the town centre. Newly decorated and offered with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers or investors seeking a ready-to-move-into home.

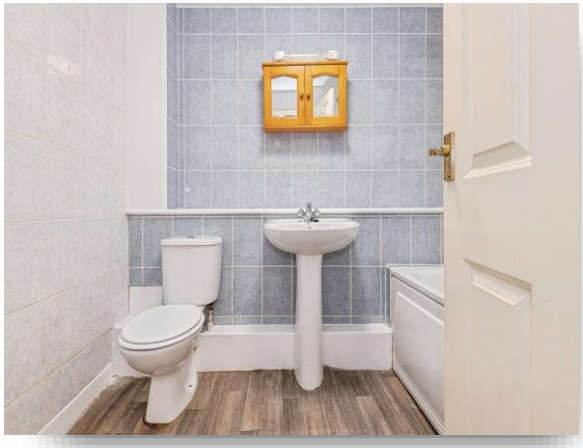












Description
Situated in a desirable and historic part of Minehead, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living just a short distance from the town centre, local amenities, and seafront.

The property has recently been redecorated throughout, creating a fresh and welcoming home ready for immediate occupation. The accommodation provides well-proportioned living space, making it an ideal purchase for first-time buyers, those seeking a retirement property, or investors alike.

Benefiting from ground floor access, the property enjoys ease of entry and a practical layout, while its position within one of Minehead's most characterful areas offers a unique blend of history and convenience.

Offered to the market with no onward chain, this is an excellent opportunity to secure a move-in-ready home in a sought-after location.

Entrance
Double glazed door giving access to;

Entrance Hall
A spacious L-shaped hall with large shelved storage cupboard, radiator and doors giving access to;

Sitting Room
16' 3" max x 10' 6" max (4.95m max x 3.20m max)
Double glazed window to front, television and telephone points, radiator, connecting door to kitchen.

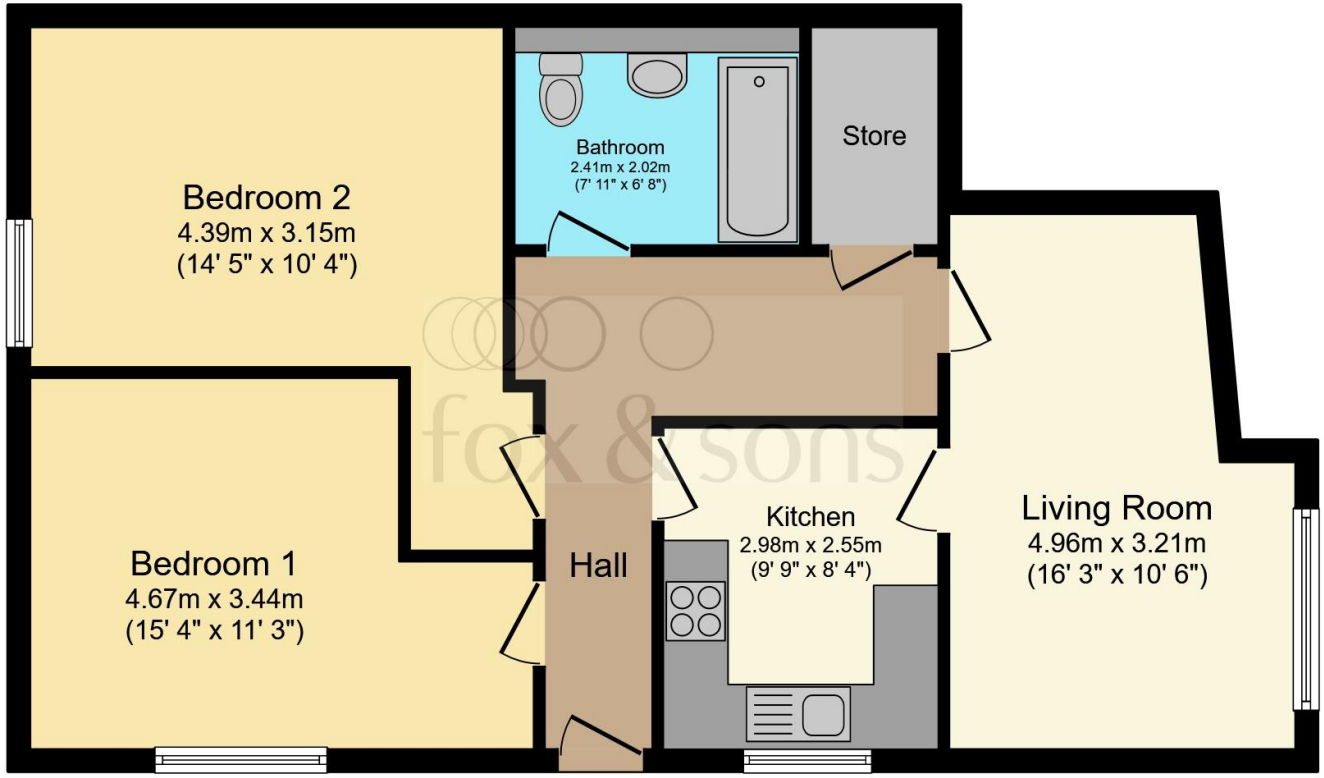
Kitchen
9' 9" x 8' 4" (2.97m x 2.54m)
Double glazed window to side, fitted with a range of wall and base level units complimented by ample wood effect work surfaces, inset one and a half bowl stainless steel sink unit, inset hob with hood above and oven below, appliance space for washing machine and tall fridge/freezer, wall mounted gas combination boiler, tiled surrounds.

Bedroom One
15' 4" max x 11' 3" max (4.67m max x 3.43m max)
Double glazed window to side, television and telephone points, radiator.

Bedroom Two
14' 5" x 10' 4" (4.39m x 3.15m)
Double glazed window to rear, radiator.

Bathroom
White suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, extractor fan, radiator.

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.



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.

view this property online fox-and-sons.co.uk/Property/MIH107888

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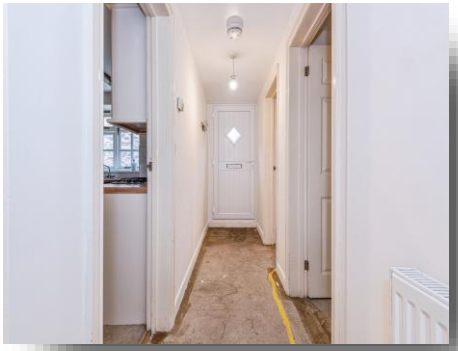
1a Court Green, Minehead

- Quiet Backwater Close To Town Centre
- Two Double Bedroom Ground Floor Flat
- Sitting Room - Fitted Kitchen - Bathroom
- Double Glazing & Gas Central Heating
- Newly Decorated - No Chain

Tenure: Leasehold EPC Rating: Awaited
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 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107888 - 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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