



Hanover Court, North Road, Minehead, TA24 5QY

welcome to

Flat 32 Hanover Court, North Road, Minehead

Situated within this popular seafront retirement development is this lift serviced, top floor, Two bedroom apartment which enjoys fantastic views across the Bristol Channel. Enjoying bright and sunny living accommodation and offered for sale with no chain complications, viewing recommended.



Communal Entrance

Glazed powered doors give access to the communal entrance hall with timer lighting, lift and stairs rising to the top floor landing, door to;

Front Door

Leading to

Entrance Hall

With fitted carpet, built in cupboard, telephone point, modern electric heater, built in airing cupboard, doors to

Living Room

19' 7" x 10' 7" (5.97m x 3.23m)

Double glazed window to front with fantastic views across Bristol Channel, double glazed window to side, fitted carpet, modern electric heater, telephone point, door to

Kitchen

9' x 6' 7" (2.74m x 2.01m)

Double glazed window to front with fantastic views across the Bristol Channel, a range of base and wall units with worktop surfaces, inset stainless steel sink unit, space for cooker with cooker hood over, space for fridge freezer, space and plumbing for washing machine, tiled splashbacks, vinyl flooring.

Bedroom One

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed window to front with fantastic views across the Bristol Channel, fitted carpet, night storage heater.

Bedroom Two

14' 5" max x 5' 9" max (4.39m max x 1.75m max)

Double glazed window to front with fantastic views across the Bristol Channel, fitted carpet.

Shower Room

A fitted suite comprising vanity wash hand basin with cupboard under, low level WC, extractor unit, vinyl flooring, walk in shower cubicle, part tiled surrounds, wall mounted electric heater.

Outside

Hanover Court is set in well maintained communal gardens with shrub and flower borders, several places to sit, relax and enjoy the views, there is a shared car park to the front providing residents parking.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and 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 country 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 is approximately two hours.



view this property online fox-and-sons.co.uk/Property/MIH107509



welcome to

Flat 32 Hanover Court, North Road, Minehead

- Two Bedroom Top Floor Retirement Apartment
- No Chain Complications
- Spacious Dual Aspect Living Room
- Fitted Kitchen - Fitted Shower Room
- Double Glazing - Lift Access - Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4014.48

Ground Rent: Ask Agent

£115,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107509

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH107509 - 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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk