



Carlton Court, Blenheim Road, Minehead, TA24 5PL

welcome to

39 Carlton Court, Blenheim Road, Minehead

A well presented one bedroom top floor lift serviced apartment situated within a popular retirement development which is located centrally for Minehead town centre & its amenities. The property benefits from an in house manager, residents lounge, laundry room, lift and residents parking.



Carlton Court

Carlton Court is ideally situated in this pretty, coastal resort of Minehead, being across the road from the beautiful Blenheim Gardens and an easy, level short walk to the sea front, harbour and town centre.

Blenheim Gardens is a relaxing place to quietly sit or browse around the prizewinning flower beds, enjoy refreshments at the park cafe' or a game of putting. Strolling along the promenade, around the picturesque harbour and town you will find a variety of cafes, bars, shops, as well as the terminus of the West Somerset Steam Railway, which offers up to 20 miles of travel through delightful scenery on the restored trains.

Within an easy drive is the glorious Exmoor National Park - Minehead is known as the gateway to Exmoor and is the start of The South West Coast Path. The county town of Taunton (24 miles from Minehead) offers a direct train link to London Paddington (approx. 2 hrs), as well as Bristol and the Midlands: for long distance car travel the M5 Motorway passes close to Taunton. There is a regular bus service to Taunton, whilst there are more local services to surrounding villages and also Minehead Community Hospital.

Carlton Court apartments were purpose built to provide safe, secure and easy living in retirement. A well-equipped laundry room, residents private off street parking, other communal areas and the gardens are all maintained to a high standard, with the residents' communal lounge being a pleasant and comfortable place to join in the activities arranged by the dedicated, helpful House Manager. There is also a guest suite for families and friends.

Communal Entrance

With security entry phone system affording access via powered glazed doors to the communal entrance with access to residents lounge, laundry and lift and stairs rising to the top floor landing.

Front Door

Leading to

Entrance Hall

With fitted carpet, built in storage cupboard with hot water cylinder, meter cupboard, coving, door to

Lounge/ Dining Room

18' 11" max x 10' 8" max (5.77m max x 3.25m max) Double glazed french door to balcony, fitted carpet, night storage heater, coving, telephone point, satellite, TV and FM point, double doors to

Balcony

With outside light, railing to front, tiled floor.

Kitchen

7' 7" x 7' 2" (2.31m x 2.18m) Double glazed window to front, a range of fitted base and wall units with worktop surfaces, inset stainless steel sink unit, integrated electric oven, inset electric hob with cooker hood over, space for fridge and freezer, tiled splashbacks, coving, electric heater, vinyl flooring.



Floor Plan



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Bedroom

15' 6" max x 9' 1" max (4.72m max x 2.77m max) Double glazed window to front, fitted carpet, coving, FM and TV point, night storage heater, built in wardrobe with sliding mirrors.

Shower Room

A fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard under, tiled splashbacks, vinyl flooring, shaver point, heated towel rail, extractor unit, wall mounted creda electric heater.

Outside

Carlton Court stands in well tended communal gardens with mature shrubs, trees and flower beds, parking located to the rear of the building is available for residents (subject to availability) and there is a covered shelter with charging points for electric scooters (again subject to availability).

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.



welcome to

39 Carlton Court, Blenheim Road, Minehead

- Spacious One Bedroom Top Floor Apartment
- Sought After Town Centre Development
- Sitting / Dining Room with Balcony
- Double Bedroom - Shower Room - Electric Heating
- Residents Lounge, Laundry, Guest Suite & House Manager

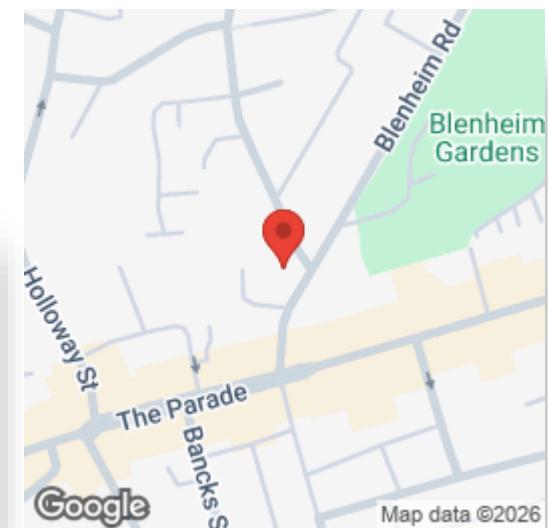
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3328.00

Ground Rent: 394.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



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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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