



**Carlton Court, Blenheim Road, Minehead, TA24 5PL**

**welcome to**

**26 Carlton Court, Blenheim Road, Minehead**

Located in this much sought after McCarthy & Stone retirement development, a stones throw from the town centre and shopping facilities, is this spacious two bedroom lift serviced second floor apartment enjoying a corner balcony. No Chain - Viewing recommended.



### Communal Entrance

Electronically operated entrance door, house managers office, lift and staircase giving access to all floors.

### Front Door

Leading to

### Entrance Hall

With security entry phone, night storage heater, coving, cupboard with shelving and hot water cylinder, further cupboard with fusebox, doors to

### Lounge

17' max plus door recess x 17' max ( 5.18m max plus door recess x 5.18m max )

Delightful dual aspect room with double glazed window to side and double glazed door to balcony, feature ornamental fireplace, television, telephone and FM points, alarm pull cord, coving, night storage heater, double doors to kitchen.

### Balcony

A corner balcony with elevated outlook, retaining balustrade and tiled floor.

### Kitchen

7' 4" x 7' ( 2.24m x 2.13m )

Double glazed window to side and North Hill views, modern fitted kitchen comprising wood effect wall and base units complimented by roll edge worktop surfaces with inset four ring electric hob, cooker hood above and eye level oven with storage above and below, inset single drainer stainless steel sink unit, appliance space for fridge and freezer, tiled surrounds, alarm pull cord, coving.

### Bedroom One

14' 9" max x 10' 2" ( 4.50m max x 3.10m )

Double glazed window to side with North Hill views, double wardrobe with bi-folding mirrored doors, television, telephone and FM points, alarm pull cord, night storage heater, fitted carpet.

### Bedroom Two

13' 8" x 9' 2" ( 4.17m x 2.79m )

Double glazed window to side with similar outlook to bedroom one, wall mounted heater, alarm pull cord, coving, fitted carpet.

### Shower Room

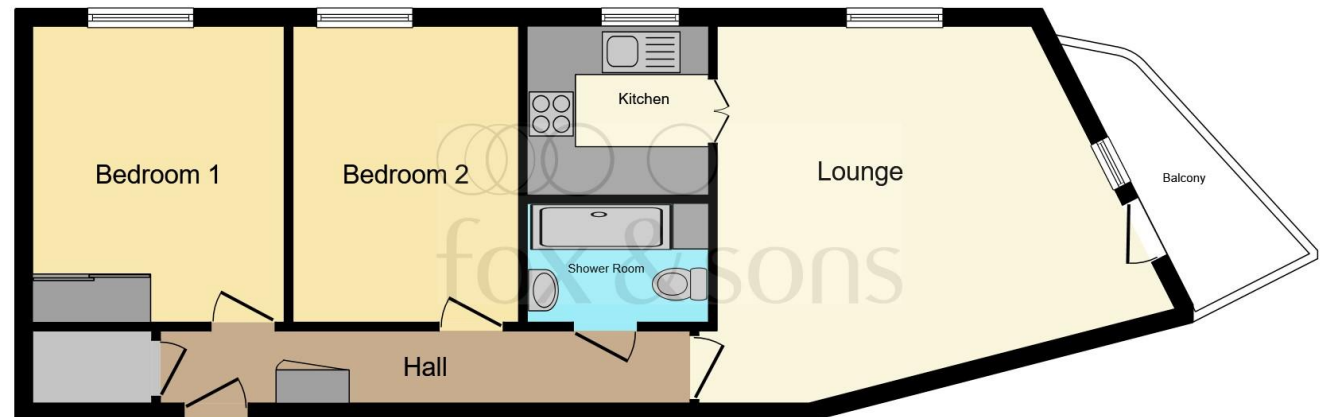
A modern fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with drawers under, heated towel rail, fitted carpet, extractor unit, alarm button, tiled surrounds.

### 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.



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## 26 Carlton Court, Blenheim Road, Minehead

- Sought After Retirement Development
- Lift Serviced Second Floor Apartment
- Sitting/Dining Room - Fitted Kitchen
- Two Bedrooms - Bathroom - Electric Heating
- Warden Assisted Development - No Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5049.92

Ground Rent: 450.00

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.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107703 - 0003

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