



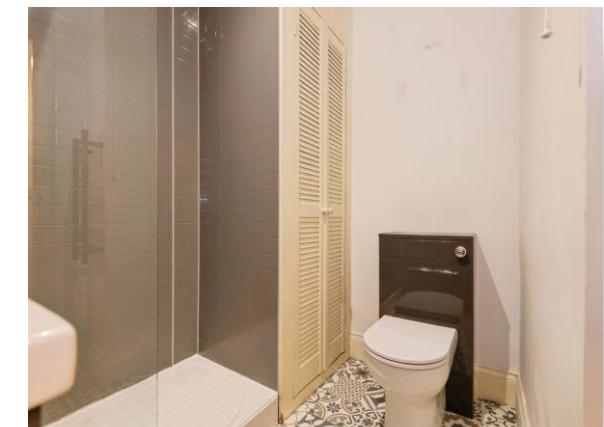
The Terrace, Bircham Road, Minehead, TA24 6BG

fox & sons

welcome to

Flat 3 Spindlewood, 4 The Terrace, Bircham Road, Minehead

A superb refurbished Grade II Listed two bedroom first floor apartment occupying a convenient position close to nearby local amenities. The property is being sold with vacant possession and benefits from modern fitted kitchen & shower room and electric heating. Viewing is a must!



Communal Entrance

With staircase rising to upper floors.

Front Door

Leading to

Entrance Hall

With fitted carpet, access to roof space and doors to

Lounge

17' 1" max x 7' 3" max (5.21m max x 2.21m max)

Window to front, fitted carpet, broadband point, telephone point, inset ceiling spotlights, feature fireplace, wall mounted electric heater, door to bedroom One.

Kitchen

14' 6" max x 7' 3" max (4.42m max x 2.21m max)

Window to rear, a modern range of coloured base and wall units with worktop surfaces, inset one and one half bowl sink unit, integrated electric oven, integrated electric hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, vinyl flooring.

Bedroom One

10' max x 7' 8" max (3.05m max x 2.34m max)

Window to front, fitted carpet, telephone point, inset ceiling spotlights.

Bedroom Two

11' 9" max x 5' 7" max (3.58m max x 1.70m max)

Window to rear, fitted carpet, wall mounted electric heater.

Shower Room

A modern fitted suite comprising shower cubicle, extractor unit, vanity wash hand basin with drawer under, low level WC, vinyl flooring, heated towel rail, built in airing cupboard, inset ceiling spotlights.

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.



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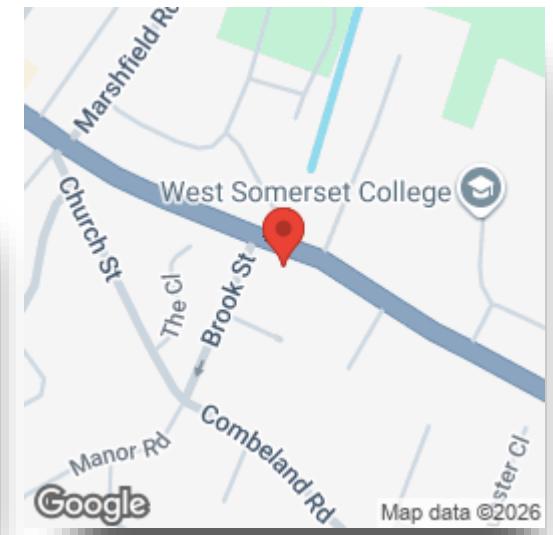
- Walking Distance of Local Amenities
- First Floor Flat - Two Bedrooms
- Modern Fitted Kitchen & Shower Room
- Electric Heating - No Onward Chain
- An Ideal First Time Buy!

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 50.00

Ground Rent: Ask Agent

£130,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
MIH107588 - 0004



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