



**King Edward Road, Minehead, TA24 5EA**

**welcome to**

**Flat 5 Farrington Court, 19 King Edward Road, Minehead**

A well presented double bedroom first floor flat set within a characterful period building within the sought-after King Edward Road area of Minehead, offering convenient living environment on the outskirts of the town centre whilst benefitting double glazing, garage & communal gardens.



### Communal Entrance

A communal entrance hall with door to front and rear, staircase rising to first floor.

### Front Door

Leading to

### Entrance Hall

With fitted carpet, night storage heater, built in cupboard with hot water cylinder, doors to

### Lounge/Dining Room

15' 10" max x 14' 10" ( 4.83m max x 4.52m )  
Double glazed window to front enjoying views towards the countryside in the distance, fitted carpet, night storage heater, wall light points.

### Double Bedroom

14' 11" max x 14' 3" max ( 4.55m max x 4.34m max )  
Double glazed window to front, fitted carpet, night storage heater, fitted wardrobes with cupboards over.

### Kitchen

8' 8" max x 6' 9" max ( 2.64m max x 2.06m max )  
Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, space and plumbing washing machine, space for cooker with cooker hood over, tiled splashbacks, space for fridge freezer.

### Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, wooden flooring, heated towel rail, extractor unit, inset ceiling spotlights.

### Outside

Farrington Court sits within well presented communal gardens, communal drying area to the rear of the garden with washing lines, access to the garages is located to the rear of the building.

### Garage

A single garage located to the rear of the property within a block of garages, no.5 is the first garage.

### 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.

### Agents Note

Under the terms of the estates agents act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



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welcome to

## Flat 5 Farrington Court, 19 King Edward Road, Minehead

- Outskirts of Minehead Town centre
- Sought-After Residential Area - First Floor Flat
- Double Bedroom - Lounge/Dining Room
- Double Glazing - Kitchen & Bathroom
- Views - Garage & Communal Gardens

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 1473.74

Ground Rent: Ask Agent

# £120,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
MIH107648 - 0002

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