



**Clanville Grange, Minehead, TA24 5PW**

**welcome to**

**20 Clanville Grange, Minehead**

Situated within a popular modern development in an elevated position above Minehead town centre & its amenities is this well presented first floor two bedroom apartment. The property benefits from gas central heating , double glazing, ensuite shower room & allocated parking.



### Communal Entrance

With stairs leading to upper floors.

### Front Door

Leading to

### Entrance Hall

Double glazed window to front, fitted carpet, two radiators, telephone entry system, built in airing cupboard, doors to

### Lounge

13' 8" x 12' 10" ( 4.17m x 3.91m )

Double glazed window to rear, fitted carpet, two radiators, TV point, archway to

### Kitchen

7' 11" x 6' 1" ( 2.41m x 1.85m )

Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, inset ceiling spotlights, wall mounted gas fired boiler in matching cupboard.

### Bedroom One

11' max x 9' 6" max ( 3.35m max x 2.90m max )

Double glazed window to rear, fitted carpet, radiator, door to

### Ensuite

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, shaver point, extractor unit, vinyl flooring.

### Bedroom Two

11' 10" max x 7' 11" max ( 3.61m max x 2.41m max )

Double glazed window to front, radiator, fitted carpet.

### Bathroom

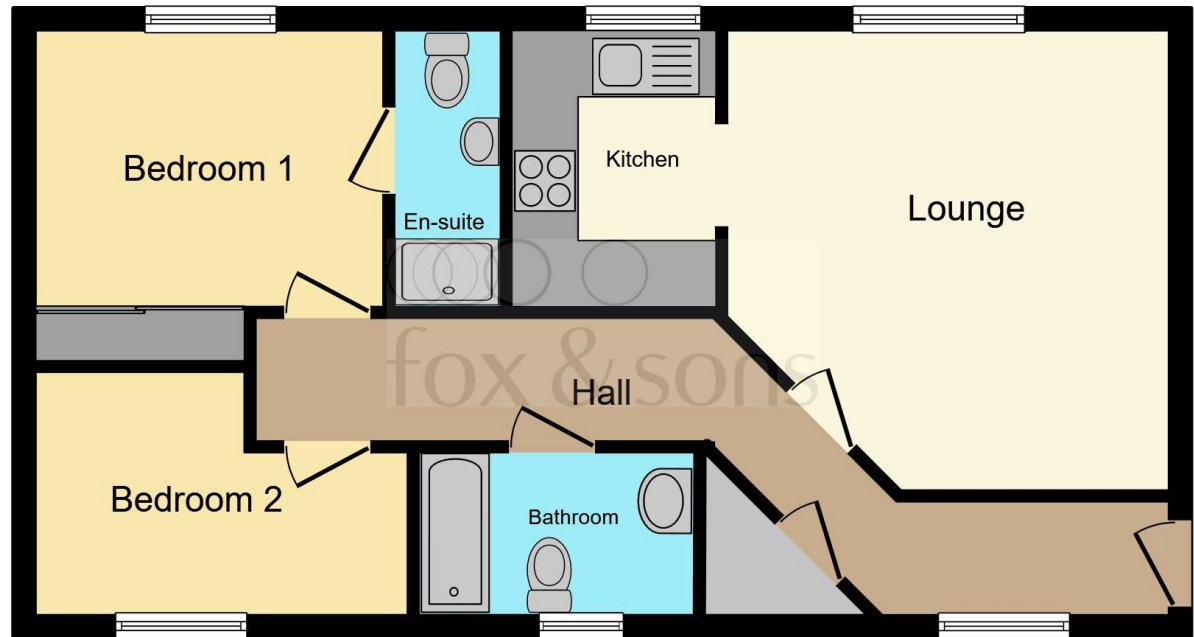
Double glazed window to front, a fitted suite comprising vanity wash hand basin with cupboard under, radiator, low level WC, panelled bath, part tiled surrounds, shaver point, extractor unit, vinyl flooring.

### Outside

To the rear of the property there allocated parking space for one vehicle.

### 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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## 20 Clanville Grange, Minehead

- Elevated Position above Minehead Town Centre
- Popular Modern Development
- First Floor Apartment - Two Bedrooms
- Lounge/Dining Room - Kitchen
- Ensuite Shower Room - Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1569.58

Ground Rent: 235.54

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107524 - 0004

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