



Blenheim Road, Minehead, TA24 5PL

welcome to

16 Carlton Court, Blenheim Road, Minehead

A rarely available TWO bedroom lift serviced first floor apartment with BALCONY situated within this popular retirement development which is located on the very edge of Minehead town centre. The apartment has been recently refurbished and is offered for sale in excellent condition with NO CHAIN.



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 recently opened 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.

Communal Entrance Hall

Communal entrance door with entry phone system and powered doors, access to the residents Day Room and ground floor facilities including launderette and bin storage, lift and stairs to upper floors, Private Door to apartment.

Entrance Hall

With fitted carpet, good array of built in cupboards, replacement electric radiator, built in airing cupboard with Pulsar coil hot water system, doors to

Lounge/Dining Room

23' 3" max x 10' 9" (7.09m max x 3.28m)

Double glazed door to balcony, fitted carpet, replacement electric radiator, television aerial point, focal point electric fire with surround, double doors to kitchen, ample space for dining table & chairs.

Kitchen

7' 7" max x 7' 2" max (2.31m max x 2.18m max)

Double glazed window to front, an excellent range of Beech effect fitted base and wall units with solid granite worksurfaces and matching upstands, inset stainless steel sink unit, inset electric hob with extractor hood over, integrated eye level electric oven with storage cupboards above and below, part tiled surrounds, space for under counter fridge and freezer.

Bedroom One

15' 7" max to rear of wardrobe x 9' 3" (4.75m max to rear of wardrobe x 2.82m)

Double glazed window to front, fitted carpet, replacement electric radiator, built in double wardrobe with bi-folding mirror doors, television point, telephone point, fitted carpet.

Bedroom Two

13' 6" max x 9' 1" max (4.11m max x 2.77m max)

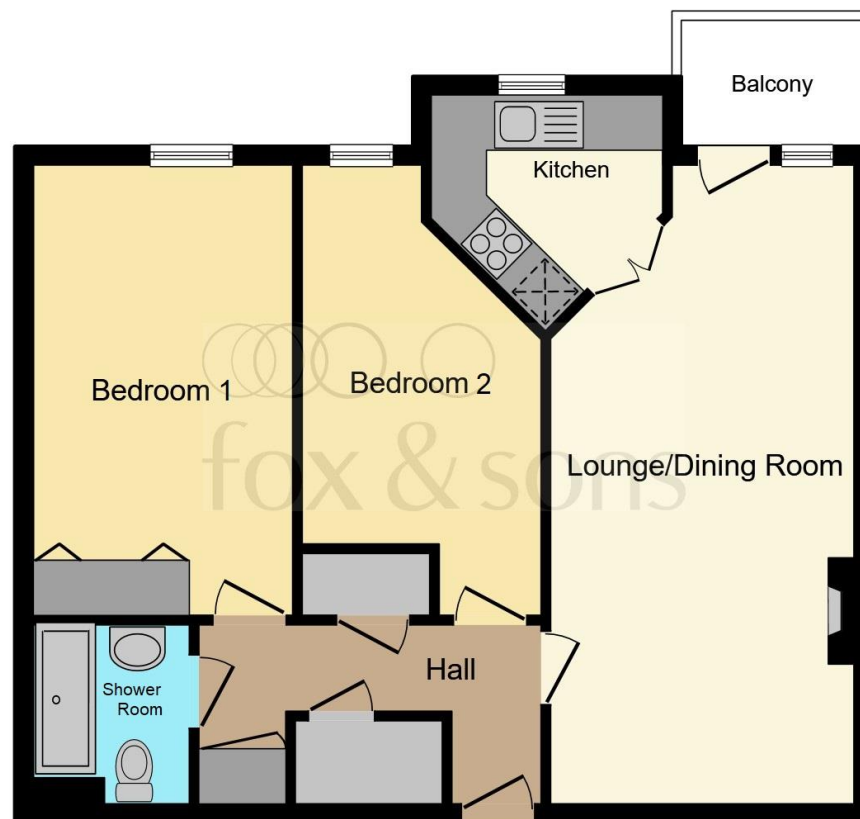
Double glazed window to front, wall mounted electric heater, fitted carpet

Shower Room

Recently upgraded with full width walk in shower with glazed enclosure, folding seat and mixer shower, vanity wash hand basin with cupboards under, low level WC, tiled surrounds, extractor unit, heated towel rail, vinyl flooring.

Outside

Carlton Court stands in well tended communal gardens surrounding the building and has the benefit of a 'shoppers entrance' for residents to the front & residents parking at the rear of the building.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/MIH107336



welcome to

16 Carlton Court, Blenheim Road, Minehead

- Spacious Two Bedroom First Floor Apartment
- Sitting/Dining Room - Balcony - Fitted Kitchen
- Two Double Bedrooms - Luxury Shower Room
- Light & Well Presented Accommodation
- Communal Gardens - Parking - No Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4779.76

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.

£189,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107336



Property Ref:
MIH107336 - 0003

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.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk