



**The Terrace, Bircham Road, Minehead, TA24 6BG**

**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.



**view this property online** [fox-and-sons.co.uk/Property/MIH107588](http://fox-and-sons.co.uk/Property/MIH107588)



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

- 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

# £124,500



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:  
MIH107588 - 0005

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