



**Bowline Court, Trinity Way, Minehead, TA24 6GP**

**welcome to**

**3 Bowline Court, Trinity Way, Minehead**

With beautiful views of the Bristol Channel and Minehead Harbour, this three bedroomed ground floor apartment with sunny balcony is exceptionally well presented, it overlooks Minehead Sea Front and is positioned within the favoured Bowline Court.



### Communal Entrance

Level access with powered double doors, video entry phone system with fob entry for residents leads to the communal hall, well presented with stairs and lift rising to first floor landing, door giving access to;

### Front Door

Leading to

### Entrance Hall

With video entry phone systems, fitted carpet, ceiling coving, radiator, doors to

### Lounge/ Dining Room

22' 10" max x 11' max ( 6.96m max x 3.35m max )

Double glazed window to the front enjoying beautiful views of the sea and double glazed sliding door to the Balcony, fitted carpet, ceiling coving, two radiators, archway to

### Kitchen

10' x 9' 5" ( 3.05m x 2.87m )

Double glazed window to the rear and double glazed sliding door to the Balcony with views of the harbour and the Bristol Channel, a range of fitted base and wall units, Minerva worktop surfaces, inset sink unit with mixer tap with hot tap, inset AEG induction hob with AEG cooker hood over, integrated AEG electric oven, integrated AEG microwave combi oven, integrated AEG fridge/freezer, larder cupboard with power points, laminate floor, inset ceiling spotlights, newly fitted wall mounted Baxi boiler in a matching wall mounted cupboard, concealed lighting and kickboard lighting.

### Balcony

Beautiful sunny position, enjoying views of the Bristol Channel and Minehead Harbour, with artificial grass, outside power point and ceiling light.

### Bedroom One

15' 1" max x 11' Excluding Wardrobes ( 4.60m max x 3.35m Excluding Wardrobes )

Double glazed window with views of the Bristol Channel and Minehead Harbour to the rear, radiator, fitted carpet, range of fitted bedroom furniture, built in wardrobe, door to

### Ensuite Shower Room

A fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, fitted cupboards and mirror, shaver point, part tiled surrounds, extractor unit, radiator, inset ceiling spotlights, laminate floor.

### Bedroom Two

11' 8" max x 10' 1" max ( 3.56m max x 3.07m max )

Double glazed window to rear, radiator, fitted carpet.

### Bedroom Three

10' 1" x 6' 11" ( 3.07m x 2.11m )

Double glazed window to the rear, fitted carpet, radiator, range of fitted cupboards and large double mirrored wardrobe.

### Shower/Utility Room

A modern refitted suite comprising shower cubicle, low level WC, vanity wash hand basin with cupboard, shaver point and drawers, fitted cupboard, extractor unit, part tiled surrounds, radiator, laminate floor, built in utility cupboard housing space and plumbing for a washing machine and tumble dryer with storage space above.

### Outside

The property stands within well tended communal gardens running parallel to Minehead seafront with area's of lawn interspersed with pathways, sitting areas and mature shrubs. The property benefits from an allocated parking space close to the entrance and additional visitors parking spaces.

### Council Tax

D

### Tenure

Bowline Court Freehold is owner in equal shares by the residents of the building, the property is sold with the balance of a 999 year lease from January 2002. We are advised the service charge is £1,960 per annum and includes the buildings insurance, communal cleaning and lighting, window cleaning, garden and lift maintenance. Pets are not permitted within Bowline Court.

### 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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welcome to

## 3 Bowline Court, Trinity Way, Minehead

- Popular Modern Seafront Development
- Ground Floor Apartment - Balcony
- Three Bedrooms - Ensuite Shower Room
- Gas Central Heating - Double Glazing
- Lovely Views of Minehead Harbour & the Bristol Channel

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107117 - 0012

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