



Summerland Avenue, Minehead, TA24 5BW

fox & sons

welcome to

59a Summerland Avenue, Minehead

A beautifully presented and spacious Three bedroom first floor apartment conveniently located for Minehead centre, Seafront and West Somerset Steam Railway. Complimented by a re-fitted kitchen and bathroom, gas central heating and double glazing - viewing is recommended.



Entrance

Double glazed doors to side, entrance vestibule with storage cupboard, stairs to first floor landing.

First Floor Landing

A spacious split level landing with twin storage cupboards, further cupboard housing Worcester Bosch gas fired combination boiler, access to loft space, radiator, doors to;

Sitting/ Dining Room

13' 2" x 13' (4.01m x 3.96m)

A spacious room with double glazed bay window to front, high ceilings, feature cast iron fireplace with tiled slips and overmantle, television aerial point, picture rail, two radiators, square arch to;

Kitchen

9' x 6' 2" (2.74m x 1.88m)

Double glazed window to front, beautifully re-fitted with an excellent range of shaker style wall and base level units complimented by contemporary worksurfaces with inset ceramic sink unit with mixer tap, inset four ring induction hob with Zanussi oven below and cooker hood over, plumbing and space for washing machine, appliance space for tall fridge/freezer, attractive tiled surrounds, wood effect flooring.

Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

Double glazed window to rear, feature cast iron fireplace with overmantle, picture rail, radiator.

Bedroom Two

12' x 8' 8" (3.66m x 2.64m)

Double glazed window to side, feature cast iron fireplace with overmantle, radiator.

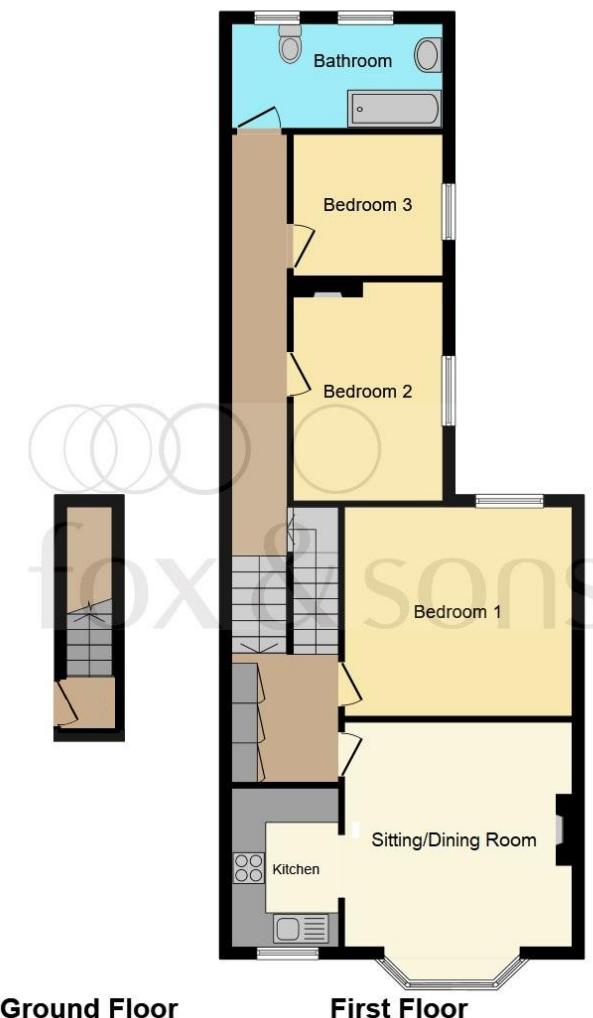
Bedroom Three

8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to side, radiator.

Bathroom

Double glazed windows to rear, attractively re-fitted with white period style suite comprising panel enclosed shower end bath with mixer tap, period style shower and fitted screen, period style wash hand basin and low level w.c., tiled surrounds, extractor fan, chrome heated towel rail.



Location

Conveniently located a short level walk away from Minehead's shopping centre, seafront and West Somerset steam railway, 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.

Council Tax Band

B



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welcome to

59a Summerland Avenue, Minehead

- Spacious First Floor Apartment Close To Town
- Sitting/Dining Room - Re-Fitted Kitchen
- Three Bedrooms - Re-Fitted Bathroom
- Double Glazing - Gas Central Heating
- Character Features & Beautifully Presented

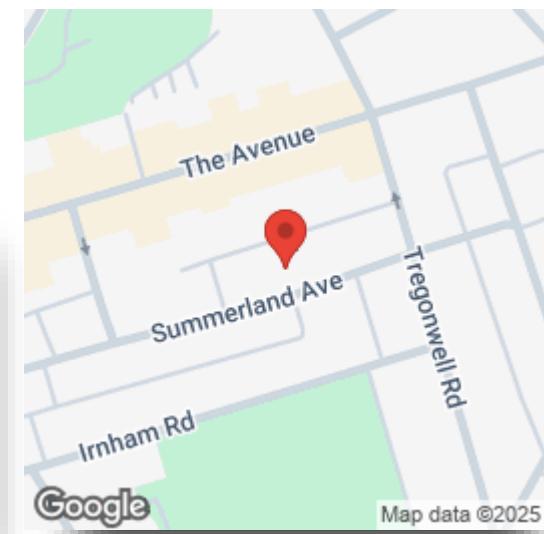
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2021.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£155,000



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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.



Property Ref:
MIH107006 - 0006



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