



Carlton Court, Blenheim Road, Minehead, TA24 5PL

welcome to

10 Carlton Court, Blenheim Road, Minehead

Located in this much sought after McCarthy & Stone retirement development, a stones throw from the town centre and shopping facilities, is this spacious two bedroom lift serviced first floor apartment enjoying a sunny aspect with views over the communal grounds. No Chain - Viewing recommended.



Communal Entrance

With lift and stairs leading to upper floors.

Front Door

Leading to

Entrance Hall

A spacious entrance hall with two large storage cupboards (one housing hot water boiler), further cupboard with meter and fusebox wall mounted storage heater, intercom system/emergency pull cord, coving and doors to

Lounge/Dining Room

22' 10" x 10' 9" (6.96m x 3.28m)

Double glazed window to rear overlooking communal gardens, feature fireplace with fitted electric fire place, TV, FM and Sky aerial point, wall mounted storage heater, BT point, emergency pull cord, coving and glazed double doors to

Kitchen

7' 9" x 7' 8" (2.36m x 2.34m)

Double glazed window overlooking communal gardens, attractively fitted range of beech effect wall and base level units, granite effects range of work surfaces with inset single drainer stainless steel sink unit and mixer tap, inset four ring electric hob with extractor over and eye level oven, space for fridge and freezer, tiled splashbacks, wall mounted fan heater and emergency pull cord.

Bedroom One

15' 9" x 9' 4" (4.80m x 2.84m)

Double glazed window to rear overlooking communal gardens, fitted double wardrobe with bi-fold mirrored doors, TV aerial point, BT point, wall mounted storage heater, emergency pull cord and coving.

Bedroom Two

13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed window to rear overlooking communal gardens, fitted double wardrobe, wall mounted electric heater, emergency pull cord and coving.

Shower Room

Fitted white suite comprising large shower cubicle, vanity wash hand basin with storage below and low level WC, extractor fan, wall mounted electric heater, electric heated towel rail.

Outside

Carlton Court stands in well tended communal gardens with mature shrubs, trees and flower beds, parking located to the rear of the building is available for residents (subject to availability) and there is a covered shelter with charging points for electric scooters (again subject to availability).

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/MIH107652



welcome to

10 Carlton Court, Blenheim Road, Minehead

- Sought After Retirement Development
- Lift Serviced First Floor Apartment
- Sitting/Dining Room - Fitted Kitchen
- Two Bedrooms - Bathroom - Electric Heating
- Warden Assisted Development - No Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5163.46

Ground Rent: 450.00

£120,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107652

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH107652 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk