



**gth**

*with*  
**CHANIN & THOMAS**

**Flat 2 13a Bancks Street**  
Minehead

# 2, 13a Bancks Street, Minehead, TA24 5DJ

This is a deceptively spacious and well maintained one bedroom second floor flat situated in a convenient position just off the town centre close to all amenities.

## Guide Price £95,000

### DESCRIPTION

The property is of stone and brick construction with rendered elevations under a slate roof and benefits from gas fired central heating, double glazing and intercom entry system.

### SITUATION

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short

motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a

### DIRECTIONS

From our Office turn right into Bancks Street and the property will be found half way up on the left

### ACCOMMODATION:

**Ground Floor Communal Entrance Hall with Staircase to Second Floor**

**Entrance Hall:** airing cupboard housing lagged cylinder and electric immersion heater, hatch to roof space, storage cupboard

**Sitting Room:** 4.57m (15') x 4.03m (13'3)

**Part Tiled Kitchen:** 3.78m (12'5) x 2.53m (8'4) single drainer sink unit, work tops with cupboards and drawers under, gas boiler for central heating and domestic hot water

**Double Bedroom:** 5.07m (16'8) x 3.81m (12'6)

**Part Tiled Bathroom:** panelled bath, wash basin, low level WC



Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
Made with Metropack 12/2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(48-54)	E	48	
(31-47)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### OUTSIDE

Car Parking Space

### COUNCIL TAX BAND A

**SERVICES** - Mains electricity, water, drainage and gas

**TENURE**—Leasehold – residue of 999 year Lease

### VIEWING

By appointment with Greenslade Taylor Hunt  
Telephone 01643 706666  
E-mail [minehead@chaninandthomas.co.uk](mailto:minehead@chaninandthomas.co.uk)  
Website: [www.chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)

Offices locally at Minehead, Williton, Porlock,  
Nether Stowey, South Molton, Tiverton,  
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Call Minehead 01643 706666 or Williton 01949 830000  
[chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)

**IMPORTANT NOTICE** For clarification we wish to inform the prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before buying the property.