



gth

with
CHANIN & THOMAS

8 Blenheim View
North Road, Minehead

8 Blenheim View, North Road, Minehead, TA24 5RA

This is a well presented two bedroom purpose built first floor flat with the benefit of allocated parking and situated in a fine position in a pleasant residential area close to the town centre and sea front.

Guide Price £120,000

DESCRIPTION

The property benefits from gas fired central heating, double glazing and is situated in a convenient position within easy level walking distance of the town centre and sea front.

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. 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 mainline railway station.

DIRECTIONS

From our office turn right and proceed down through The Avenue. Take the turning left opposite Stone Restaurant into North Road and then take the first left after the Metropole Garage.

ACCOMMODATION:

Ground Floor Communal Entrance Hall with Staircase to First Floor Landing

Entrance Hall: two storage cupboards

Sitting Room: 5.19m (17') x 3.3m

(10'10), cupboard housing Worcester gas fired boiler for central heating and domestic hot water

Kitchen: 2.15m (7'1) x 1.55m (5'1) single stainless steel sink unit, with range of work tops with cupboards and drawers under, built in oven and hob, extractor fan

Bedroom 1: 2.67m (8'9) x 3.48m (11'5)

Bedroom 2: 2.71m (8'11) x 2.68m (8'10)

Bathroom: panelled bath, electric shower, wash basin, low level WC





OUTSIDE

Car Parking Space
Communal Gardens

COUNCIL TAX BAND C

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
Website: www.chaninandthomas.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Offices locally at Minehead, Williton, Porlock,
Nether Stowey, South Molton, Tiverton,
Taunton & Bridgwater

Residential | Lettings | Agricultural | Commercial | Development Land & Planning | Architectural Services | Auctions | Antiques Saleroom

Offices across Somerset, Dorset & Devon and also Mayfair, London

Call Minehead 01643 706666 or Williton 01984 632167

chaninandthomas.co.uk
gth.net