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with
CHANIN & THOMAS

Flat A, 70 Summerland Avenue,
Minehead, Somerset

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This is a spacious three bedroom first floor flat situated in a central position close to the town centre and all its amenities.

Guide Price £132,500

DESCRIPTION

The property is of stone construction with rendered elevations under a slate roof and benefits from gas fired central heating and ample power points. It would generally benefit from some updating and modernisation and the accommodation is arranged as follows:

ACCOMODATION

Communal Hall and Staircase to First Floor

Entrance Hall: built in linen cupboard

Sitting Room: 4.32m (14'2) x 4.66m (15'3)

Kitchen: 3.8m (12'6) x 2.57m (8'5), single drainer sink unit (h&c) with cupboards under, work tops with cupboards and

drawers under, wall cupboards, Worcester gas fired boiler for central heating and domestic hot water

Bedroom 1: 4.2m (13'9) x 3.63m (11'11)

Bedroom 2: 4.39m (14'5) x 3.6m (11'10)

Bedroom 3: 3.32m (10'11) x 2.35m (7'9)

Bathroom: corner panelled bath (h&c), shower attachment (h&c), Mira shower (h&c), wash basin (h&c)

Separate WC: with low level suite

Outside: There is a small rear garden area and off road parking

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 mainline railway station.

LEASE: Lease, 999 years from 1.1.1981, and a Ground Rent of £50 per annum

COUNCIL TAX BAND: B

SERVICES: mains electricity, water, drainage and gas

VIEWING

By appointment with Greenslade Taylor Hunt

Telephone 01643 706666

E-mail minehead@chaninandthomas.co.uk

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

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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.