

CHANIN & THOMAS

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Flat 1, Woodlands, 92 Summerland Avenue, Minehead



This is a spacious and well presented two bedroom ground floor flat situated in a most convenient and level position with virtually direct access to the town centre and all its amenities and within easy walking distance of the sea front.

- *Entrance Hall *Sitting Room *Inner Hall *2 Bedrooms *Sun Lobby *Kitchen *Conservatory *Shower Room *Gardens *Timber Garden Shed *Car Parking Space

Offers in the region of: £139,500

Ref:MT/559

8 The Parade
MINEHEAD
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Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
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9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

Flat 1, Woodlands, 92 Summerland Avenue, Minehead, TA24 5BW

This is a spacious and well presented two bedroom ground floor flat situated in a most convenient and level position with virtually direct access to the town centre and all its amenities and within easy walking distance of the sea front.

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.

The property benefits from double glazing, night storage heating and ample power points and would ideally suit a first time buyer, investor or retirement. It is of brick construction under a slate roof and the accommodation is arranged as follows:

Entrance Hall: built in cloaks cupboard

Sitting Room: 4.05m (13'3) x 5.12m (16'10) into bay with attractive marble fireplace feature (sealed)

Inner Hall:

Bedroom 1: 3.23m (10'7) x 4.54m (14'11) glazed door to

Sun Lobby: 2.94m (9'8) x 1.27m (4'2)

Bedroom 2: 2.89m (9'6) x 2.22m (7'3)

Part Tiled Shower Room: glazed double sized cubicle and Mira shower (h&c), low level WC, vanity unit (h&c) with mirror and overhead lighting over, airing cupboard, heated towel rail, fitted medicine cabinet

Kitchen: 3.27m (10'9) x 2.96m (9'9) single drainer sink unit (h&c), work tops with cupboards and drawers under, wall cupboards, breakfast bar, four ring ceramic hob with oven under and stainless steel hood over with splashback, plumbing for washing machine, fitted microwave, low level fan heater, door to

Conservatory: 2.47m (8'1) x 2.72m (8'11) glazed door to rear garden

Outside: The property has a small front garden and to the rear is a further enclosed paved courtyard style garden with borders. There is a pedestrian gateway leading to a communal area which has a car parking space for one car

Timber Garden Shed: with power

Services: mains electricity, water and drainage

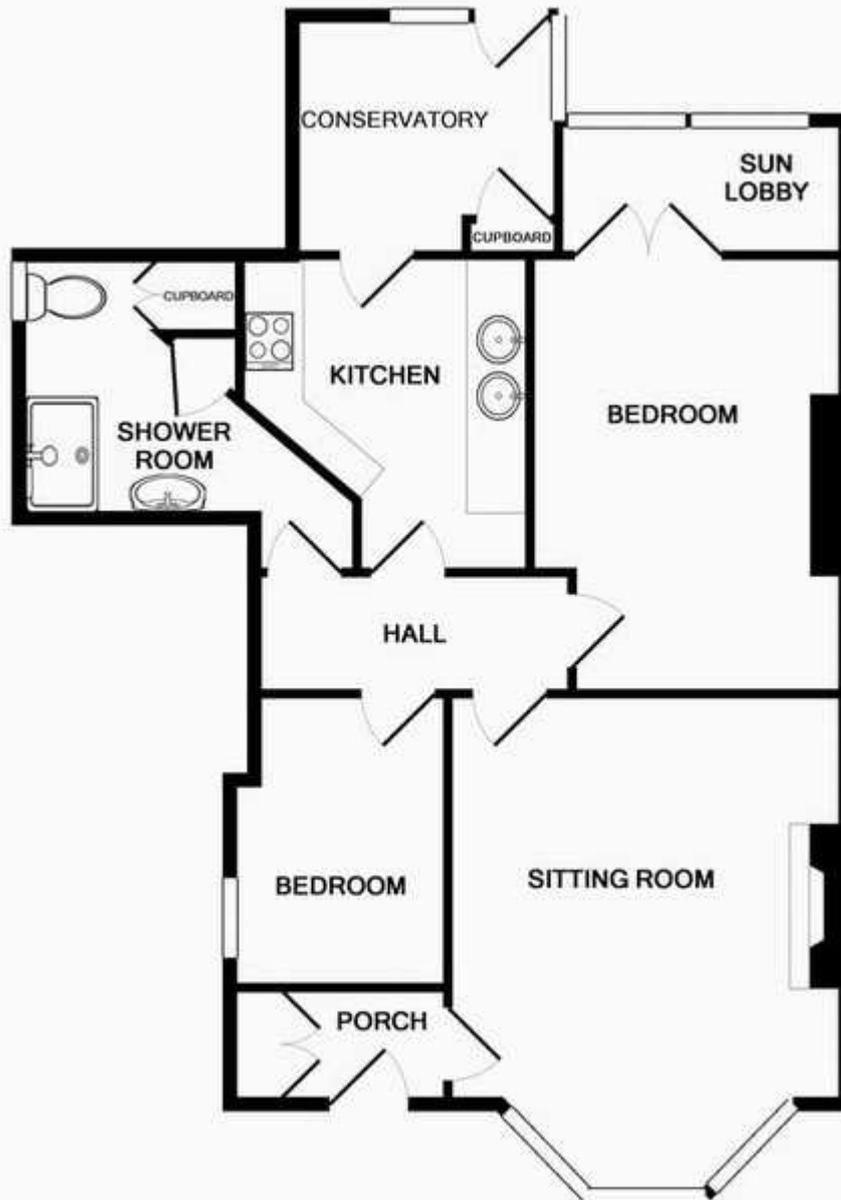
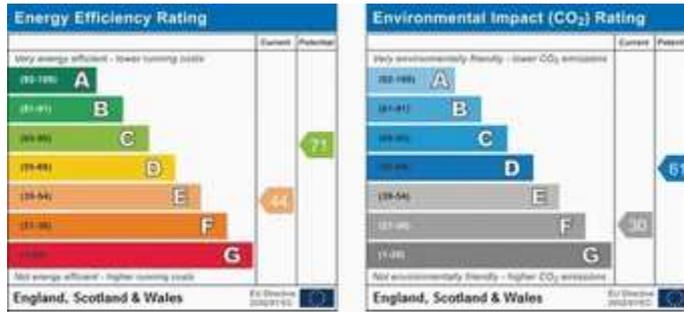
Council Tax Band: B

Tenure: Leasehold

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF
Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk

WEBSITE: www.chaninanthomas.co.uk



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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

