

CHANIN & THOMAS

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CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

6 Stone Mill Court, Park Terrace, Minehead



This is a well presented two bedroom purpose built retirement flat situated within easy walking distance of the town centre and amenities with the benefit of emergency call system, house manager and entry intercom system.

- *Communal Ground Floor Entrance Hall *Entrance Hall *Sitting/Dining room
- *Kitchen *2 Bedrooms *Bathroom *Residents Car Park *Communal Gardens

Offers in the region of: £69,950

NO ONWARD CHAIN

Ref: 460

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

6 Stone Mill Court, Park Terrace, Minehead, Somerset, TA24 5NE

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The property is constructed in brick and block and benefits from ample power points, night storage heating, double glazing, burglar alarm system, entry intercom system and warden supervision. The property is situated in a block of similar flats that are designed for the retired with a minimum age of 60 years and the flat has an emergency call system in every room. The accommodation comprises:

Communal Ground Floor Entrance Hall: with staircase or lift to first floor

Entrance Hall: incorporating storage cupboard and meter cupboard

Sitting/Dining Room: 5.46m (17'11) x 3.24m (10'8), marble fireplace surround, glazed double doors to

Part Tiled Kitchen: single drainer sink unit (h&c) with cupboards under, work tops with cupboards and drawers under, spaces for fridge and cooker

Bedroom 1: 3.24m (10'8) x 2.92m (9'7)

Bedroom 2: 3.82m (12'6) x 2.80m (9'2), with mirror fronted fitted wardrobes

Bathroom: panelled bath (h&c) with shower over (h&c), low level WC, vanity unit (h&c), heated towel rail

Outside: The property benefits from communal gardens and an area for off road parking for residents

Services: mains electricity, water and drainage

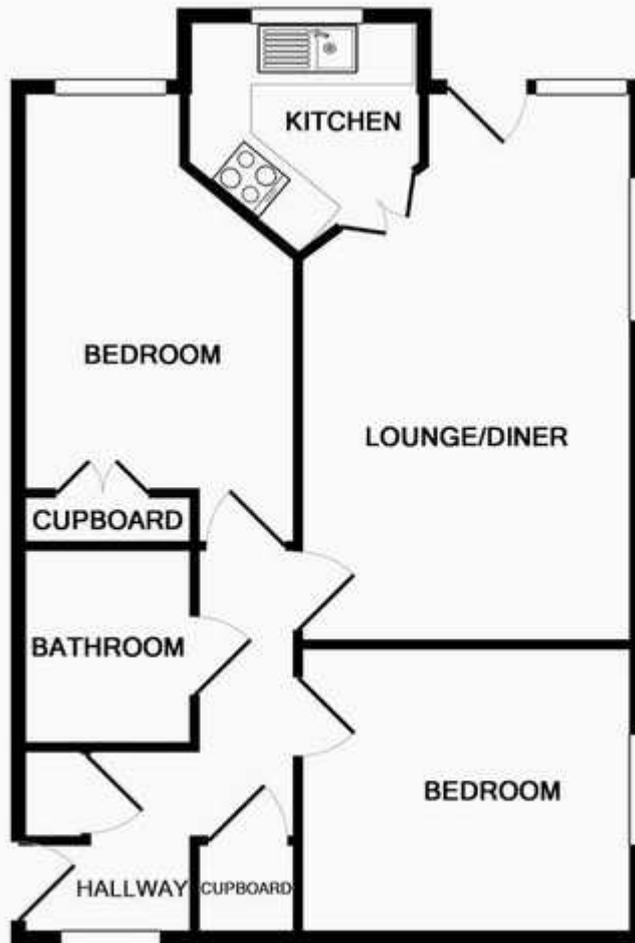
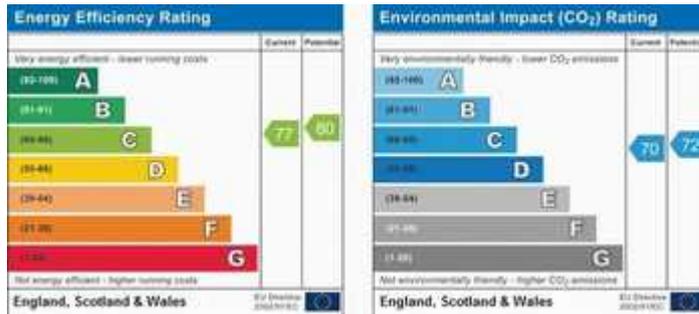
Council Tax Band: D

Tenure: Leasehold - the ground rent charge is £310 per annum (£155 twice yearly)

Service Charge: The service charge payable is £3319.76 (£1659.88 twice yearly)

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

EMAIL ADDRESS: post@chaninandthomas.co.uk



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