

CHANIN & THOMAS

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CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

Renscombe Court, 18 Townsend Road, Minehead



Valuable Freehold Investment Premises for sale comprising a block of six 2 bedroom purpose built flats with garages, gardens and amenity area, all currently let on shorthold tenancies and producing a gross rental income of £37,512 per annum (as at the 26th October 2016), situated in a convenient position within easy walking distance of Minehead town centre and all its amenities.

***Six Self Contained 2 Bedrooms Flats each with Garage*Care
Parking/Forecourt Area *Gardens *Amenity/Drying Area**

**Offers in the region of: £675,000
Freehold**

Ref:900

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

Renscombe Court, 18 Townsend Road, Minehead, TA24 5RQ

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The premises are of brick and block construction with rendered elevations under a tiled roof and are arranged over the ground, first and second floors with two flats on each floor, all having gas fired central heating, double glazing, ample power points, fitted kitchens and bathrooms and in well maintained order. The self contained flats are of identical plan and have approximate room sizes as follows:

Communal Ground Floor Entrance Hall: with shared staircase to first and second floors

Entrance Hall: two built in cupboards

L Shaped Sitting Room: 5.3m (17'5) x 3.63m (11'11)

Kitchen: 3.62m (11'11) x 2.47m (8'1) fully fitted with gas fired boiler for central heating and domestic hot water and airing cupboard with lagged hot water cylinder and electric immersion heater

Bedroom 1: 3.63m (11'11) x 3.62m (11'11) with two fitted wardrobe cupboards

Bedroom 2: 3.03m (9'11) x 2.61m (8'7) two door wardrobe cupboard

Part Tiled Bathroom: panelled bath (h&c), wash basin (h&c), shower (h&c)

Separate WC:

Outside: The property has the benefit of six garages - a block of four and a block of two measuring approximately 6m (19'8) x 2.85m (9'4) with concrete floor and up and over door. There is a good sized car parking/forecourt area along with easy to maintain gardens that have been laid mainly to paving with shrubs for ease of maintenance along with an amenity/drying area

Services: The property is connected to mains electricity, water, drainage and gas

Tenure: Freehold

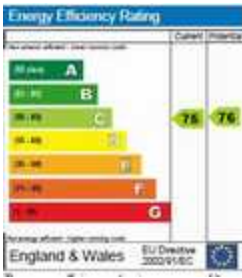
Council Tax Band: Each flat is in Council Tax Band

Note: For further information or to arrange an appointment to view the property - please contact the Agents Minehead Office - 01643 706666.

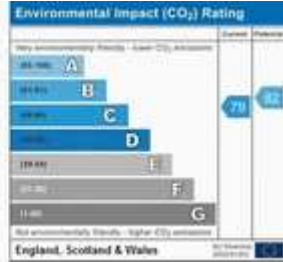
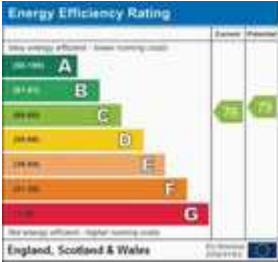
VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk **WEBSITE:** www.chaninandthomas.co.uk

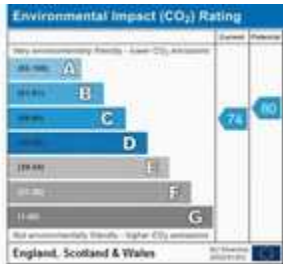
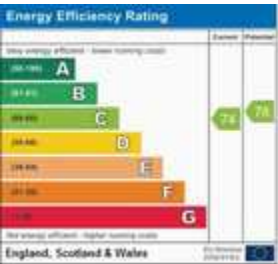
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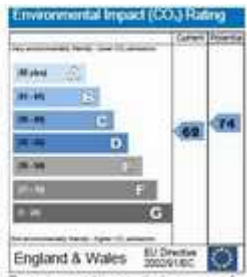
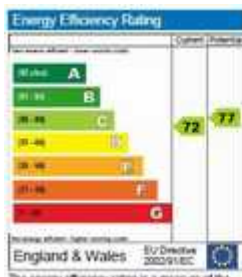
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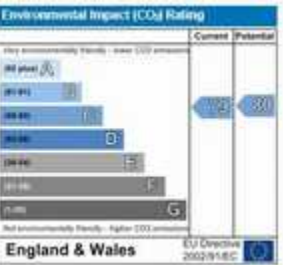
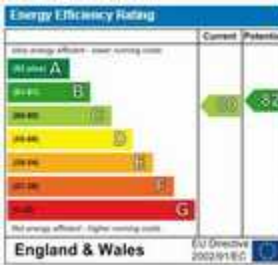
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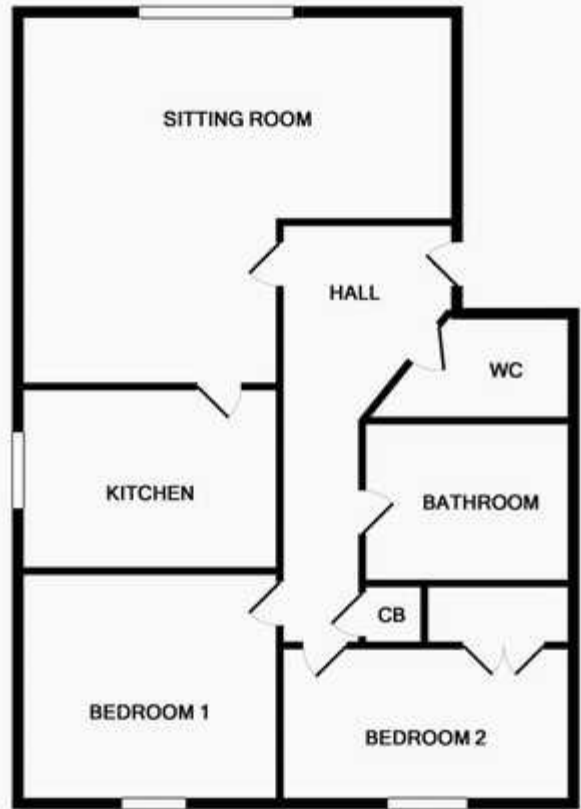
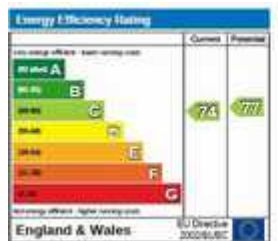
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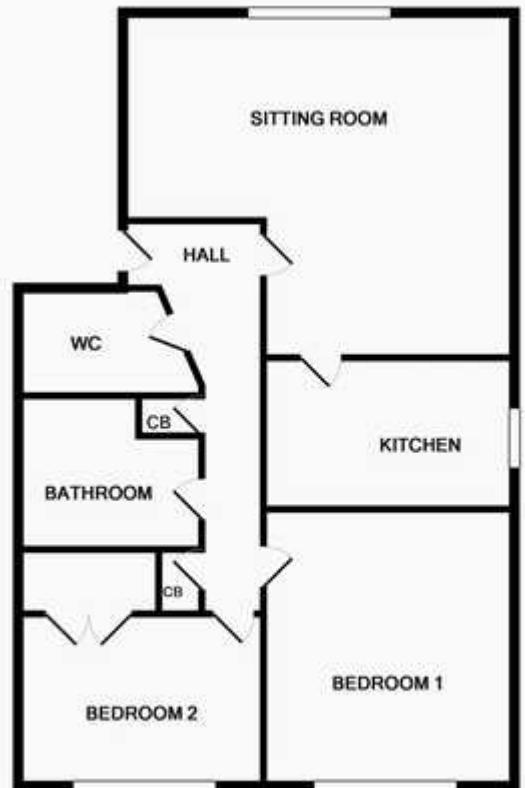
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F



Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
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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

