



Irnham Road, Minehead, TA24 5DW

welcome to

45a Irnham Road, Minehead

Situated within walking distance of Minehead town centre & its amenities is this well presented two double bedroom first floor flat enjoying views over Minehead. The property benefits from double glazing, gas central heating, useful attic room, enclosed rear garden. Viewing is advised.



Communal Entrance

With front door leading to

Entrance Hall

With fitted carpet, picture rail, telephone point, staircase rising to first floor landing.

First Floor Landing

With fitted carpet, doors to

Lounge

14' 8" max x 13' 6" max (4.47m max x 4.11m max)

Double glazed bay window to front with views over Minehead, radiator, picture rail, fitted carpet, fireplace with electric fire.

Kitchen

13' 7" x 10' 10" max (4.14m x 3.30m max)

Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset sink unit with mixer taps, integrated double oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, integrated dishwasher, vinyl flooring, radiator.

Bedroom One

13' 7" max x 12' 6" (4.14m max x 3.81m)

Double glazed window to rear, fitted carpet, radiator, picture rail.

Bathroom

Double glazed windows to sides, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, low level WC, heated towel rail, access to roof space, vinyl flooring, built in airing cupboard with gas fired boiler.

Bedroom Two

14' x 13' 7" (4.27m x 4.14m)

Double glazed window to front with views over Minehead, fitted carpet, picture rail, radiator.

Office

8' 10" x 6' 9" (2.69m x 2.06m)

(Formerly Bedroom Three and could be reverted back to a bedroom). Double glazed window to front, fitted carpet, radiator, fitted staircase providing access to the attic room.

Attic Room

27' 7" x 18' 11" (8.41m x 5.77m)

With fitted carpet, radiator, light and power.

Outside

The property is approached via a pedestrian gate providing access to pathway leading to the communal front door. Pathway to the side then leads to the rear, a pedestrian gate gives access to an enclosed garden which is mainly gravelled with summerhouse, and a timber shed for storage.

Agents Note

The front garden is owned exclusively by 45, 45A has a right of access through the front garden to the property and around to the rear.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



First Floor



Second Floor



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welcome to

45a Irnham Road, Minehead

- Popular Residential Area of Minehead
- Walking Distance of the Town Centre & its Amenities
- First Floor Flat - Two Double Bedrooms
- Kitchen - Lounge - Office - Useful Attic Room
- Gas Central Heating - Double Glazing - Enclosed Rear Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107760 - 0004

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk