



Clanville Grange, Minehead, TA24 5PW

welcome to

24 Clanville Grange, Minehead

Positioned on the lower slopes of North Hill with good access to the town centre is this well presented, spacious, two bedroom apartment benefiting from a bay fronted sitting/dining room, dual aspect kitchen, en-suite and bathroom. Set in communal gardens with allocated parking - No Chain.



Communal Entrance

Communal entrance with security entryphone system, timer lighting, door giving access to;

Entrance Hall

Spacious hallway with entry phone, walk in storage cupboard, walk in airing cupboard, central heating thermostat, radiator, doors to:

Sitting/Dining Room

17' max x 14' 9" max (5.18m max x 4.50m max)

Enjoying a double glazed bay window to front with views over the town towards Hopcott, further double glazed window to front, TV and BT points, two radiators, arch to:

Kitchen

9' 3" x 7' 8" (2.82m x 2.34m)

Dual aspect double glazed windows to front and side again enjoying far reaching views, fitted range of wall and base level units, ample work surfaces, inset four ring electric hob with hood over and oven below, inset single drainer stainless steel sink unit, plumbing for a washing machine, space for a tall fridge freezer, concealed Vaillant gas fired boiler, tiled splash back, radiator.

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m)

Double glazed double doors to side onto Juliet Balcony overlooking Clanville Gardens, television and telephone points, radiator, door to:

En Suite

White suite of over size shower with glazed enclosure and mixer shower, low level WC and vanity wash hand basin, tiled floor, heated towel rail, extractor fan.

Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

Double glazed window to side, radiator.

Bathroom

White suite of panel enclosed bath, low level WC and vanity wash hand basin, tiled splash backs, radiator, extractor fan.

Outside

The property stands in well tended communal gardens with areas of lawn, mature shrub beds and borders, winding pathway descending down into town.

Parking

There is allocated parking for one vehicle along with further visitors parking available.

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.

Council Tax Band C



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welcome to

24 Clanville Grange, Minehead

- Purpose Built Ground Floor Apartment
- Sitting/Dining Room - Fitted Kitchen
- Two Double Bedrooms - Juliet Balcony
- Bathroom & En-Suite - Gas Central Heating
- Double Glazing - Communal Gardens - Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

£160,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MIH107054 - 0006

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