



Marling House, Trinity Way, Minehead, TA24 6GW

welcome to

17 Marling House, Trinity Way, Minehead

Enjoying views towards the Bristol Channel from this spacious lift serviced, three bedroom, second floor apartment situated within a popular modern seafront development. The property benefits from lounge/dining room with balcony, gas central heating, double glazing, ensuite & allocated parking.



Communal Entrance

With stairs and lift rising to upper floors

Front Door

Leading to

Entrance Hall

With vinyl flooring, telephone point, radiator, telephone entry system, coving, built in cupboard, access to roof space, built in broom cupboard, built in airing cupboard, doors to

Lounge/Dining Room

26' 5" max x 17' 1" max (8.05m max x 5.21m max)

Double glazed window to rear with triple glazing, double glazed sliding patio door to balcony which enjoys views over the Bristol Channel, coving, two radiators, TV/FM/SAT and telephone point, light fan, glazed double door to kitchen.

Kitchen

11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed windows to rear and side with triple glazing and enjoying coastal views over the Bristol Channel, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl sink unit with mixer tap, integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated double oven, inset gas hob with cooker hood over, tiled splashbacks, wall mounted gas fired boiler in matching cupboard, TV/FM points, under lighting, vinyl flooring, inset ceiling spotlights.

Bedroom One

15' 2" x 12' max (4.62m x 3.66m max)

Double glazed window to front with triple glazing enjoying views towards The Hopcott and Conygar Tower, fitted carpet, radiator, built in wardrobe, built in full wall length wardrobes, light fan, TV point, door to

Ensuite Bathroom

A fitted suite comprising panelled bath, low level WC, pedestal wash hand basin, shower cubicle, part tiled surrounds, radiator, vinyl flooring, extractor unit, inset ceiling spotlights, radiator, built in cupboard.

Bedroom Two

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed patio doors to front with Juliet balcony enjoying views towards the Hopcott and Conygar Tower, radiator, fitted carpet, TV point, fitted full wall length wardrobes.

Bedroom Three

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to front with triple glazing enjoying views towards the Hopcott and Conygar Tower, fitted carpet, radiator.

Bathroom

A fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment over, fitted shower screen, radiator, vinyl flooring, inset ceiling spotlights, extractor unit, heated towel rail, built in cupboard.

Communal Gardens

To the outside the property is surrounded by landscaped communal gardens and benefits from an allocated parking space.

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.



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welcome to

17 Marling House, Trinity Way, Minehead

- Popular Modern Seafront Development
- Level Walking Distance of Local Amenities
- Beautifully Presented Second Floor Apartment
- Three Bedrooms - Ensuite
- Allocated Parking - Sea Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2280.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107677 - 0003

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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