57 Summerland Avenue

Minehead

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57 Summerland Avenue
Minehead
TA24 5BN

Guide Price £395,000

Description

A substantial semi detached investment property currently occupied as three self contained flats, bedsit, garage, gardens and enclosed storage yard.

The property is situated in a convenient position close to the town centre and is of mainly stone construction under a slate roof.

Situation

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The accommodation is arranged over three floors as follows:

GROUND FLOOR FLAT The flat has the benefit of gas fired central heating and double glazing.
Entrance Vestibule
Hall
Sitting Room *14'11" x 14'11" (4.55m x 4.55m)*
Bedroom 1 *16'7" x 14'10" (5.05m x 4.52m)*
Kitchen *16'2" x 13'1" (4.93m x 4m)*
Bathroom
with panelled bath, wash basin and WC
Bedroom 2 *10' x 8'6" (3.05m x 2.6m)*

Outside Front and rear garden area

FIRST FLOOR FLAT accessed by staircase to the rear of the property. the flat has the benefit of electric night storage heating, double glazing and newly fitted carpets and floor coverings
Entrance Hall airing cupboard housing hot water cylinder
Sitting Room *15' (4.56) x 15'2" (4.62) into bay*
Bedroom 1 *14'6" x 12'6" (4.42m x 3.8m)*
Bedroom 2 *10'3" x 7'9" (3.12m x 2.36m)*
Kitchen *13'1" x 12'6" (4m x 3.8m)* single drainer sink unit, range of work tops with cupboards and drawers under, wall cupboards, built in storage cupboard
Bathroom panelled bath, shower with glazed screen, wash basin, low level WC, linen cupboard, electric wall heater
FIRST FLOOR BEDSIT
Living Room *13'4" x 8'6" (4.06m x 2.6m)*
Shower Room with WC

SECOND FLOOR FLAT
Entrance Hall
Living Room/Kitchen *12'6" x 16'2" (3.8m x 4.93m)*
Bedroom *9'7" x 7'7" (2.92m x 2.3m)*
Bathroom with panelled bath, wash basin and WC
2 Storage Rooms into eaves space

OUTSIDE There is an enclosed front garden and to the rear is a further garden, both being accessed via the ground floor flat. There is also an enclosed storage yard
Detached Garage fronted by parking space
Store Sheds

Services mains electricity, water, drainage and gas
Council Tax Band Ground Floor Flat - Band A First Floor Flat - Band B Bedsit - Band A Second Floor Flat - Band A
Tenure Freehold
The Tenancies Each residential unit is let on an assured shorthold tenancy and there are further lettings on the garage and storage area. Details of the letting income are available to genuinely interested applicants.

Directions

From our office continue down The Parade and take the second right into Summerland Road and then the second left into Summerland Avenue and the property will be found about half way down this road on the right hand side.

Viewing

Strictly by appointment with the agents Greenslade Taylor Hunt.

8 The Parade Minehead

Somerset TA24 5UF

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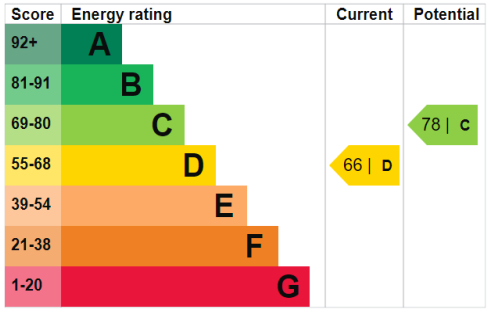
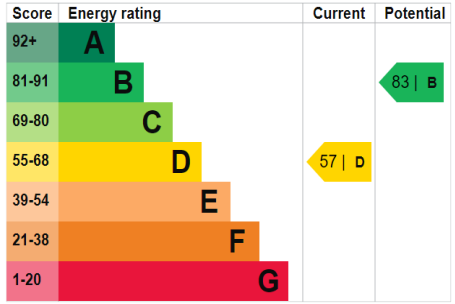
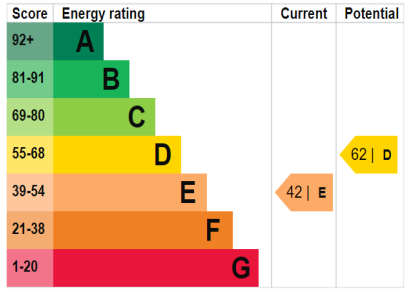
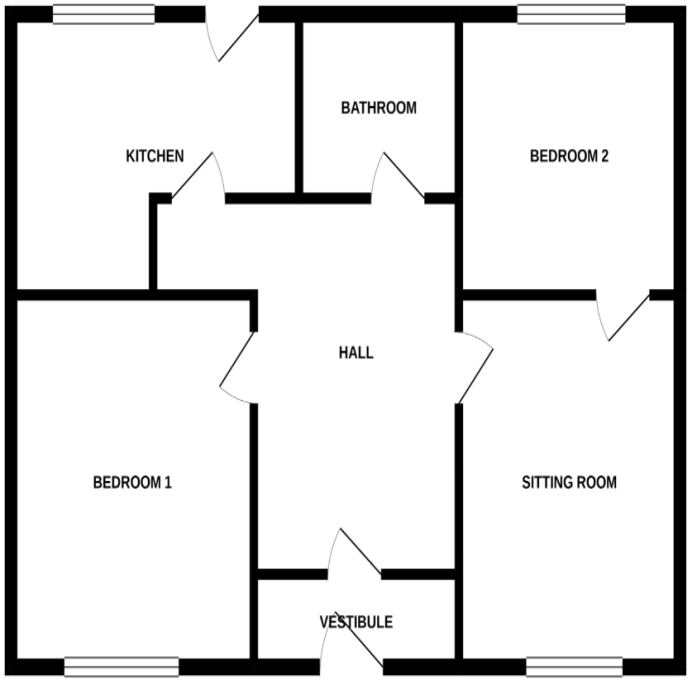


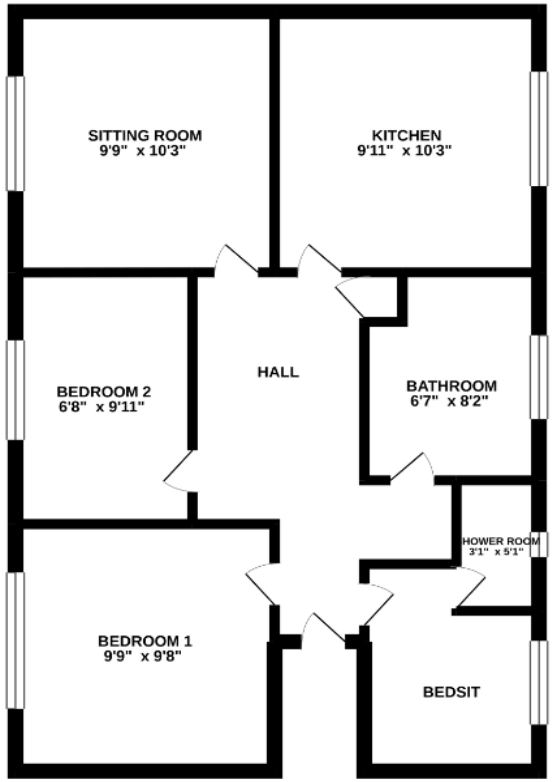




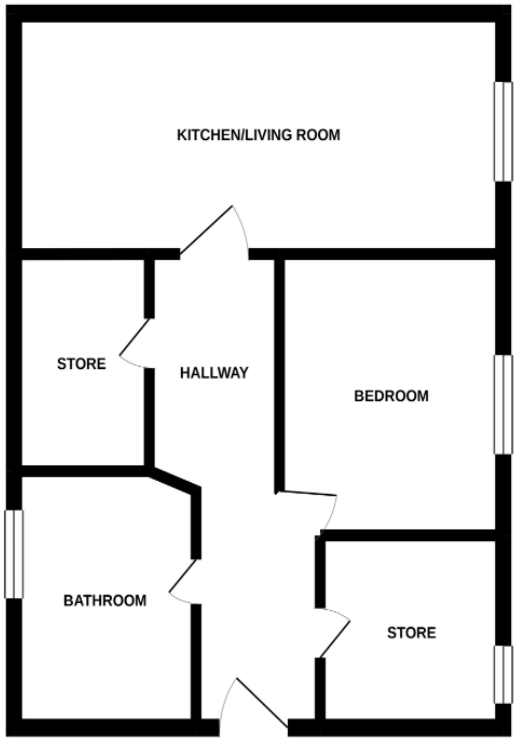
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.