



**Peerage Court, Vennland Way, Minehead, TA24 5DA**

**welcome to**

**1 Peerage Court, Vennland Way, Minehead**

Peerage Court is an attractive purpose built development a level walk from the Town and Seafront. Situated on the ground floor in the development is this two bedroom apartment benefitting from lounge with patio doors, kitchen, bathroom, communal gardens & parking.



### Communal Entrance

With glazed powered doors, lift & stairs to upper floors.

### Front Door

Leading to

### Entrance Hall

Double glazed window to rear, fitted carpet, ceiling coving, night storage heater, telephone entry system, built in cupboard, doors to

### Lounge/ Dining Room

15' 1" x 11' 2" ( 4.60m x 3.40m )

Double glazed patio doors to front, fitted carpet, ceiling coving, wall light points, night storage heater, TV point, telephone point.

### Kitchen

8' 10" x 8' 3" ( 2.69m x 2.51m )

Window to side, a range of base and wall level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated double oven, inset electric hob with cooker hood over, tiled splashbacks, vinyl floor.

### Bedroom One

12' 7" max x 11' 2" max ( 3.84m max x 3.40m max )

Double glazed window to front, fitted carpet, ceiling coving, night storage heater, built in wardrobe, TV/FM points.

### Bathroom

Double glazed window to side, a fitted suite comprising of low level WC, vanity wash hand basin with cupboard under, walk in bath with shower unit over, Aqua panelling, shaver light/point, extractor unit, heated towel rail, vinyl floor, built in airing cupboard with Gledhill hot water cylinder.

### Bedroom Two

9' 4" x 8' 5" ( 2.84m x 2.57m )

Double glazed window to rear, fitted carpet, ceiling coving, built in wardrobe.

### Outside

The development sits within well tended communal gardens with areas of lawn interspersed with flower and shrub beds and borders. Mature trees inset. There is a large parking area split into three area's with ample parking provided with both residents and visitors alike.

### 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.

### Council Tax Band

C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## 1 Peerage Court, Vennland Way, Minehead

- Purpose Built Retirement Development
- Level Walk to Town Centre & the Sea Front
- Ground Floor Flat - Two Bedrooms
- Fitted Kitchen & Shower Room
- Communal Gardens & Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3393.84

Ground Rent: 291.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106756 - 0004

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