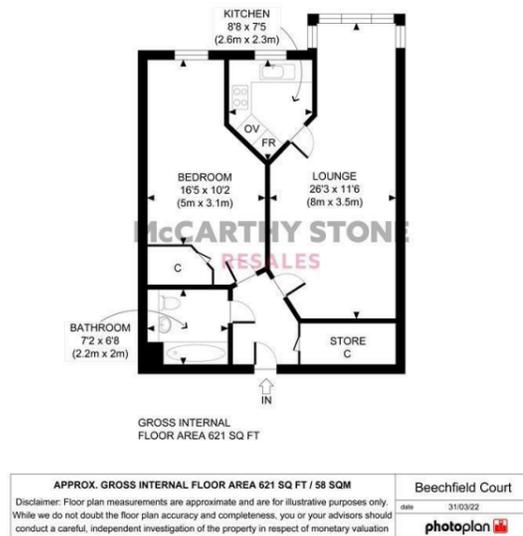


# McCARTHY STONE RESALES

## 8 BEECHFIELD COURT THE PARKS, MINEHEAD, TA24 8BQ



### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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All purchases will be subject to contract terms.

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A well presented SPACIOUS one bedroom APARTMENT, situated on the GROUND FLOOR with Bay window overlooking the front of this desirable McCarthy Stone Retirement Living development.

## ASKING PRICE £205,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# BEECHFIELD COURT, THE PARKS, MINEHEAD

## SUMMARY

Beechfield Court is located in the sought-after area of The Parks, under half a mile distance to Minehead town centre. The Esplanade and sea front can be reached in less than one mile distance.

Constructed by multi award-winning McCarthy and Stone in 2014 Beechfield Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age and is an intimate development of just twenty five apartments benefitting from superb communal facilities including an impressive lounge with access to the gardens and a laundry. Our dedicated House Manager provides support and peace-of-mind, in addition all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. Refuse room and mobility scooter room with charging points.

There is also a luxurious guest suite for visiting friends and family available at a modest nightly rate. It's so easy to make new friends and to lead a busy and fulfilled life, there are always plenty of regular activities to choose from including: coffee mornings, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

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 and has a regular local bus service and there are 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 West Somerset Steam Railway serves all stations to Bishops Lydeard, there is also a regular bus service to Porlock and Lynmouth.

## ENTRANCE HALLWAY

Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light and shelving housing the Gledhill boiler supplying hot water, and the 'Vent Axia' heat unit providing an economic heat recovery system. Feature glazed door to living room. There is Electric underfloor heating throughout the apartment. Economy 7 heating.

## LIVING ROOM

A spacious room featuring a large triple-glazed window, allowing ample natural light. TV and telephone points, Sky/Sky+ connection point. Dedicated fuse box for an electric fire. Three ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

## KITCHEN

There is an excellent range of 'Maple' effect fitted units with contrasting laminate worktops incorporating a stainless steel inset sink unit, with window above. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist level

## 1 BED | £205,000

oven and concealed fridge and freezer. Tiled splashbacks and tiled floor. Ceiling spot light fitting.

## BEDROOM

A lovely well-proportioned double bedroom with a triple-glazed window. Large walk-in wardrobe with auto-light, hanging rails and shelving. TV and Telephone point.

## SHOWER ROOM

Modern white suite comprising; WC, wash-basin with mirror and light over and shaver point. Walk-in level access shower. Heated ladder radiator, emergency pull cord, ceiling spot lights. Tiled walls and tiled floor.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## PARKING

Parking permits at £250 per annum - subject to availability.

## LEASE INFORMATION

Lease Length: 125 years from 2014

Ground Rent: £425 per annum

