



## Quay West

Minehead, TA24 5UN

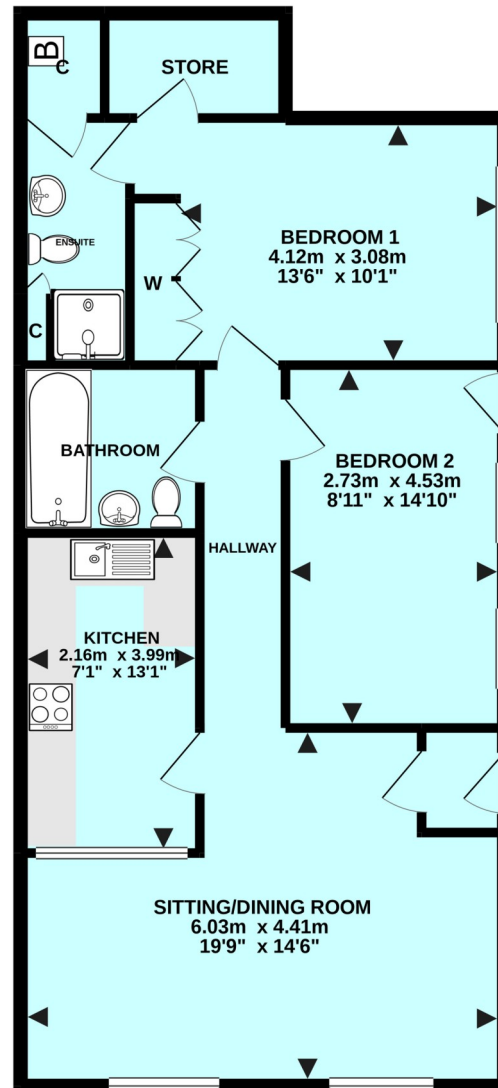
Price £235,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

GROUND FLOOR  
77.1 sq.m. (830 sq.ft.) approx.



TOTAL FLOOR AREA : 77.1 sq.m. (830 sq.ft.) approx.  
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# Description

A very attractive, two-bedroom ground floor flat situated within the sought-after Quay West area on Minehead sea front offered for sale with NO ONWARD CHAIN.

Of stone construction, the property benefits from gas fired central heating and double glazing throughout, an en-suite to the master bedroom in addition to a bathroom and uninterrupted views over the Bristol Channel from the sitting/dining room.

**AGENTS NOTE:** The property is currently tenanted. However, the tenant has given notice and the property will be sold with vacant possession.

- Minehead sea front
- 2 bedrooms one with en-suite
- Uninterrupted sea views
- Shared courtyard garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom ground floor flat.

The accommodation comprises in brief: entrance to the side of the property through a part glazed door into a small entrance lobby with door into the sitting/dining room which is a good-sized room with two windows to the front affording lovely sea views, two radiators and exposed timber beam. A door leads through to the kitchen which has been fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surround, integrated electric oven and hob with stainless steel extractor hood over, space for a tall fridge freezer and space and plumbing for a washing machine.

From an inner hallway, doors lead to the two bedrooms and fitted bathroom. Bedroom one has a window to the side, radiator and is fitted with a comprehensive range of wardrobes. There is also a further large

storage cupboard and door to the en-suite shower room which also houses the gas fired boiler. Bedroom two has two windows to the side, radiator and door to a courtyard garden which is shared with the apartment upstairs.

Outside, there is the shared courtyard garden.

Parking: it is possible to obtain a residents' permit to park on Minehead sea front.

**AGENTS NOTE:** The sellers of the property own the freehold of the whole building subject to the lease of the first floor flat. The leaseholder of the first floor flat (known as Flat 1) pays a yearly ground rent of £50.00 plus 50% of the annual buildings insurance premium. The freeholder is also responsible for having the whole building repainted every four years together with any external repairs carried out as necessary with the leaseholder of Flat 1 paying 50% of the costs.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///bearings.power.adapt](#)

**Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 64 Mbps download and 15 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

**Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2025. . MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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**WM&T**