



Beechfield Court

Minehead, TA24 8BQ

OIEO £190,000 Leasehold



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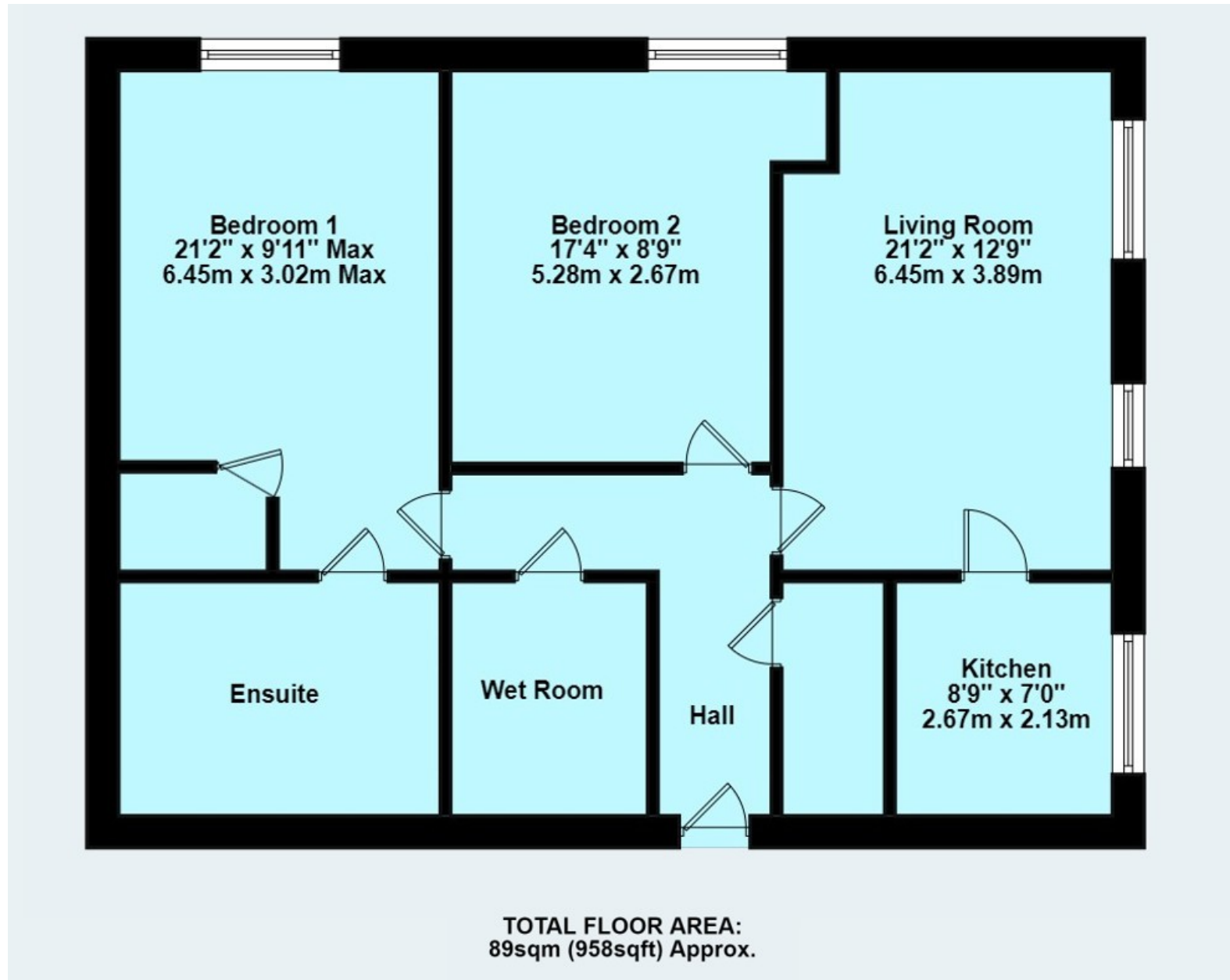
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**Wilkie May
& Tuckwood**

Floor Plan



Description

A modern two bedroom first floor Retirement Apartment situated within an attractive purpose-built development within the sought-after Parks area of Minehead and offered for sale with NO ONWARD CHAIN.

The property benefits from triple glazing throughout, electric underfloor heating, beautifully appointed kitchen, shower room and en-suite, lift access, CCTV entry system, attractive communal gardens and secure gated access to The Parks Walk.

There is also a luxury guest suite, a communal laundry room and a homeowners lounge.

- Within level walking distance of the town centre
- 2 Bedrooms one with en-suite
- Attractive communal gardens
- 24 hour emergency call points
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: front door into HALL with entry security system, built-in cupboard and doors to all principle rooms.

LIVING/ DINING ROOM: spacious room with two windows to the side, decorative fire surround with inset electric fire and part glazed door to,

KITCHEN: modern fitted kitchen with inset one and a half bowl sink unit, integrated electric hob with stainless steel hood over, integrated eye level oven and fridge freezer, part tiled surrounds, tiled floor, extractor unit and window to the side.

BEDROOM 1: window to the front, built-in wardrobe, telephone point and door to,

EN-SUITE WET ROOM: fully tiled walls and floor, walk-in shower, vanity wash hand basin, low level wc, heated towel rail and extractor unit.

BEDROOM 2: window to the front and tv point.

SHOWER ROOM: fully tiled walls and floor, walk-in shower, pedestal wash hand basin, low level wc and shaver light/point.

OUTSIDE: the property sits within beautifully maintained communal gardens with a large patio area. To the front there is a residents' car park where it is possible to rent a space on an annual basis.

We understand that pets are allowed at the property.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty. There is a Service Charge payable under the terms of the lease currently £ 5,250.00 per annum together with an annual ground rent of £495.00.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: ~~///inserting.burying.vines~~ **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** 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 August 2023. 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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