



Beechfield Court

Minehead, TA24 8BQ

OIEO : £100,000 Leasehold



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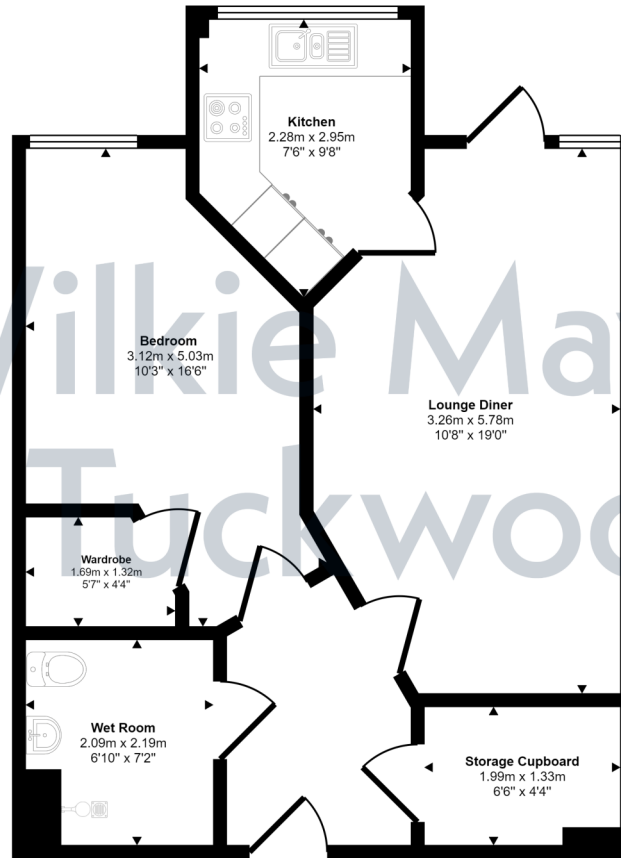
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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
50 sq m / 540 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

An immaculately presented one-bedroom ground floor retirement apartment situated in an intimate development of just 25 apartments constructed in 2014 by McCarthy & Stone. Located in the sought-after The Parks area, under half a mile level walk from Minehead town centre and less than one mile from The Esplanade and Sea front.

Beechfield Court benefits from superb communal facilities including a dedicated House Manager, large communal lounge with access to the large patio area and beautifully maintained gardens, luxury guest suite, laundry room and a room to park and charge mobility transport. Attractive communal gardens lead to a secure gated access to The Parks walk.

The property benefits from a beautifully appointed kitchen, modern wet room, triple glazing throughout, electric underfloor heating, 24-hour emergency call facility and intercom entry system.

Offered for sale with NO ONWARD CHAIN.



THE ACCOMMODATION COMPRISES: entrance through solid oak front door into:

ENTRANCE HALL with mounted entry system, pull cord alarm system and door to a large STORAGE CUPBOARD with shelving which also houses a pressurised hot water tank, wall mounted water and heating panel and wall mounted fuse board.

LOUNGE DINER: spacious and versatile shaped room which has a door with a window on the right-hand side leading to a small patio area. A wooden glazed door also leads to the,

KITCHEN: fitted with a range of modern wall and base units, stainless steel sink and drainer incorporated into work surface, integrated 4-ring hob with stainless steel extractor hood over, eye level oven, integrated fridge and freezer, tiled floor and a window to the front.

BEDROOM: lovely, well proportioned double bedroom with a window to the front and large spacious WALK-IN WARDROBE with fitted shelving and hanging space.

WET ROOM: with fully tiled walls and floor, large walk-in shower with glazed shower screen and emergency pull cord, vanity unit wash hand basin with mirror and light above, low level wc and heated towel rail.

OUTSIDE: the property sits within beautifully maintained communal gardens with a large patio area.

PARKING: to the front and rear there is a resident's car park with spaces to rent on an annual basis.

SERVICE CHARGE: There is a service charge payable currently £3,500.04 per annum together with an annual ground rent of £425.00. The service charge covers the on-site House Manager, all water and sewerage costs, full buildings insurance cover, an emergency call system, full grounds maintenance, all general repairs and maintenance, the heating, lighting, maintenance and cleaning of all communal areas and regular window cleaning.



GENERAL REMARKS AND STIPULATION

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

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 September 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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