



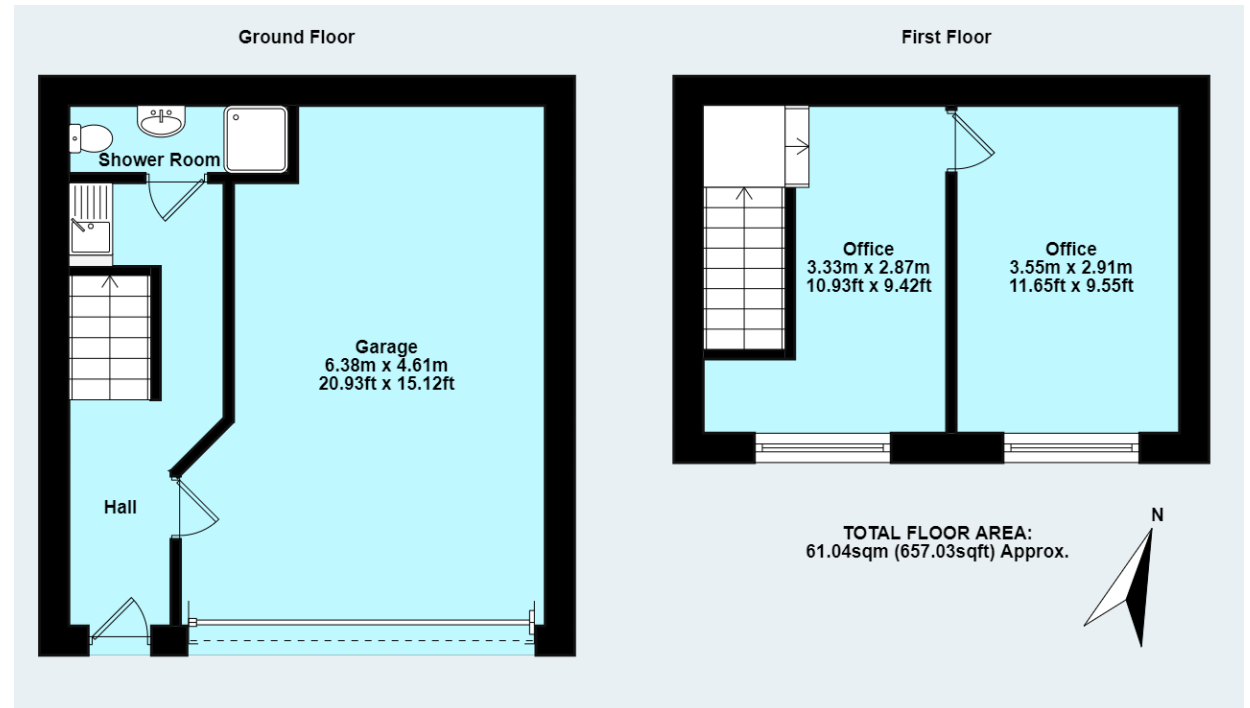
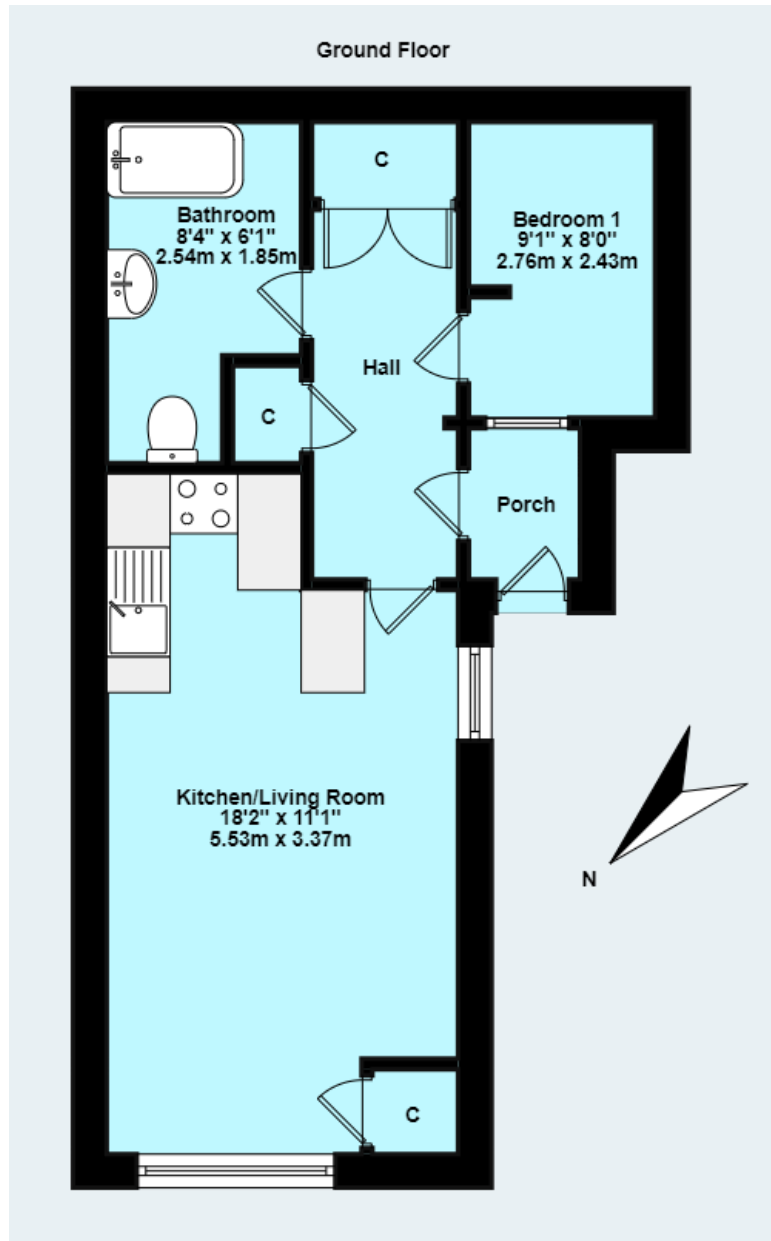
Park Street

Minehead, TA24 5NQ
£200,000 Leasehold



Wilkie May
& Tuckwood

Floor Plan



Description

A beautifully presented one bedroom ground floor apartment together with a separate garage with shower room, office space and store room situated within level walking distance of town centre amenities and offered for sale with NO ONWARD CHAIN.

The garage etc. are currently listed as a commercial property. It may be possible to convert the garage into living accommodation subject to necessary planning consents.

The apartment is currently rented out on an assured shorthold tenancy with a rental income of £595.00 per calendar month to include water.

The properties are leasehold and held under the residue of one Lease with 975 years remaining. The Lease provides for payment of 20% of the buildings insurance and the ground rent is £25.00 per annum.

- Close to town centre amenities
- Air source heat pump and solar panels to garage rooms
- Electric central heating to apartment
- Modern bath/shower rooms
- NO ONWARD CHAIN



THE APARTMENT ACCOMMODATION COMPRISES IN BRIEF: entrance over communal courtyard/bin area through front door into PORCH with space and plumbing for washing machine and space for tumble dryer. A door opens into a HALLWAY with airing cupboard and built-in storage.

KITCHEN/LIVING/DINING ROOM: a good-sized room with windows to the front and side and cupboard housing the hot water tank and fuse board. The kitchen area is fitted with a range of modern wall and base units, sink and drainer, space for fridge freezer and integrated electric oven and hob with extractor hood over.

BEDROOM: window to the front and built-in shelving.

BATHROOM: with modern fitted suite and

extractor fan.

THE GARAGE ACCOMMODATION COMPRISES: front door into HALLWAY with understairs kitchen space, door to garage, stairs to the first floor, electric meter box and light tunnel.

SHOWER ROOM: modern fitted suite.

GARAGE: with electric up and over door.

FIRST FLOOR OFFICE SPACE: with window to the front, cupboard housing solar panel batteries and inverter.

STORAGE ROOM: with window to the front.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///albatross.flinch.notch](https://albatross.flinch.notch) **Council Tax Band:** A for ground floor apartment.

The garage etc. are commercial property.

Broadband and mobile coverage: We understand that there is limited coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: High Rivers and the Sea:

Medium 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 January 2024... 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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