



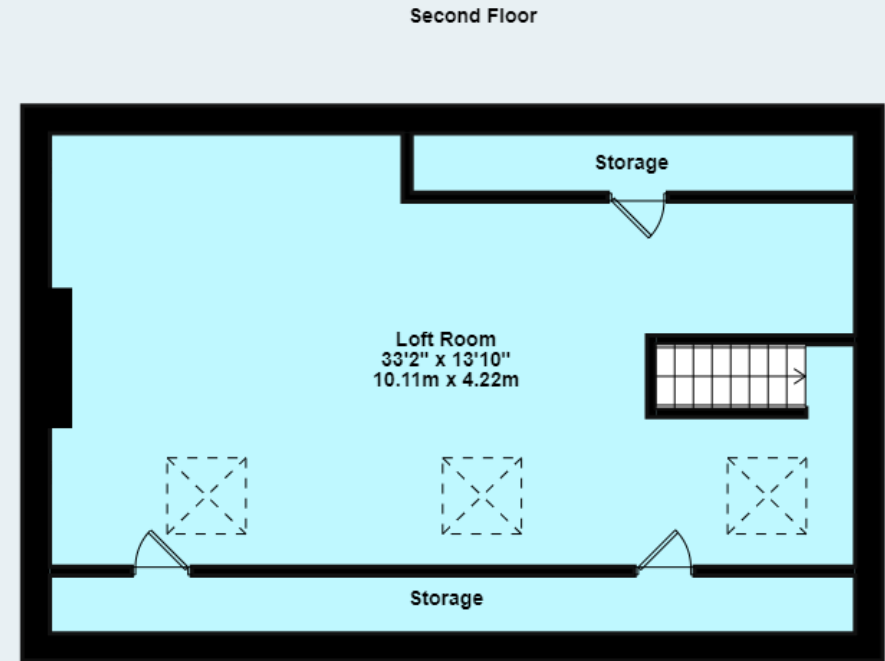
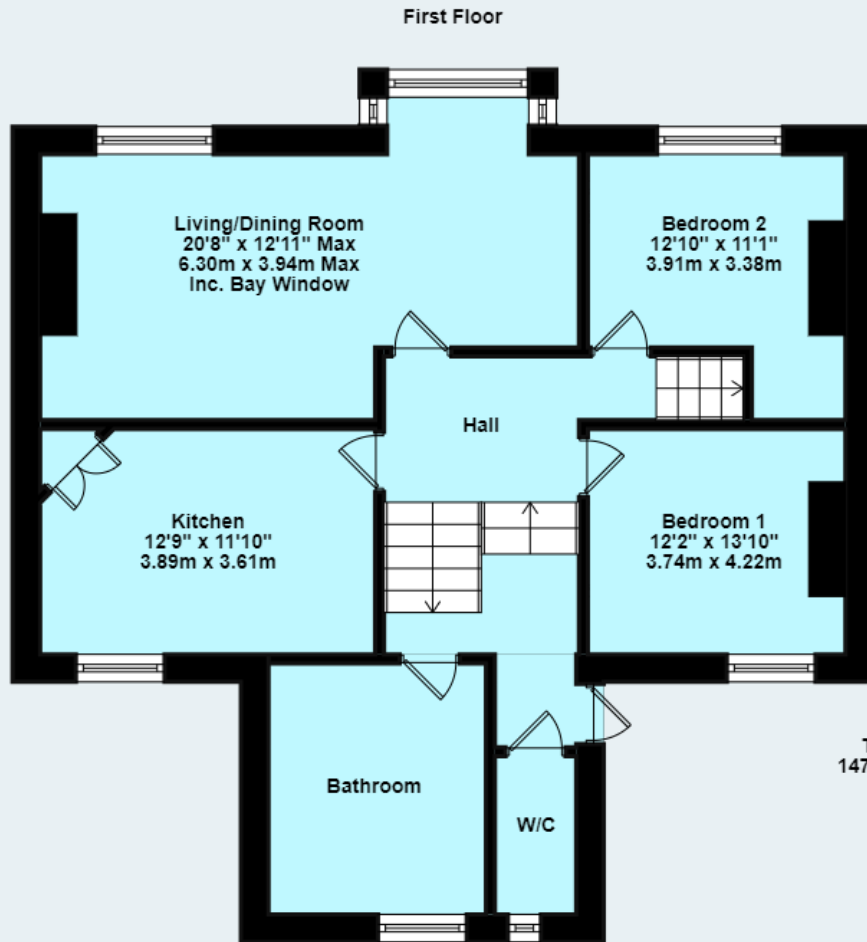
Tregonwell Road

Minehead, TA24 5DU
£225,000 Leasehold

			E
2	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
1475sqft (137sqm) Approx.

Description

A beautifully presented two double bedroom first floor Apartment with useful attic room forming part of an attractive period property situated within level walking distance of Minehead sea front and easy access to town centre amenities.

Of stone construction under a pitched roof, the property retains many character features to include fireplaces and sash windows whilst benefiting from the modern convenience of gas fired central heating and a fitted kitchen. Other benefits include a garden and a garage accessed from a rear service lane.

AGENTS NOTES: A purchaser will also acquire the freehold of the building subject to the lease of the two apartments in the building.

The owners of the ground floor apartment have a right of way over the garden to access their garage.

- Close to Minehead sea front
- 2 Bedrooms and loft room
- Garden
- Garage
- Modern fitted kitchen



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented two bedroom apartment situated within an attractive period property close to Minehead sea front.

The accommodation comprises in brief with communal entrance on the ground floor with stairs rising to a half landing which has an external staircase leading to the rear garden and stairs on up to the first floor. The living/dining room is a lovely room with sash windows to the front, oak flooring and period fireplace. The kitchen is fitted with a range of wall and base units, integrated oven with electric hob and extractor hood over, space for white goods, wall mounted gas fired boiler and window to the rear.

Both bedrooms retain period fireplaces, one with an aspect to the front and one to the rear. The bathroom is fitted with a modern suite and there is also a separate wc.

From the first floor landing paddle steps lead up to the large loft room which has eaves storage, light, power and three velux windows.

Outside to the front there is a communal path leading to the front door. To the rear is an enclosed, beautifully landscaped, level garden with personal door giving access to the garage.

TENURE: The property is leasehold and held under the terms of a 999 year Lease granted in 1975.



GENERAL REMARKS AND STIPULATION

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

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: ///firework.posting.door

Council Tax Band: B

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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

