



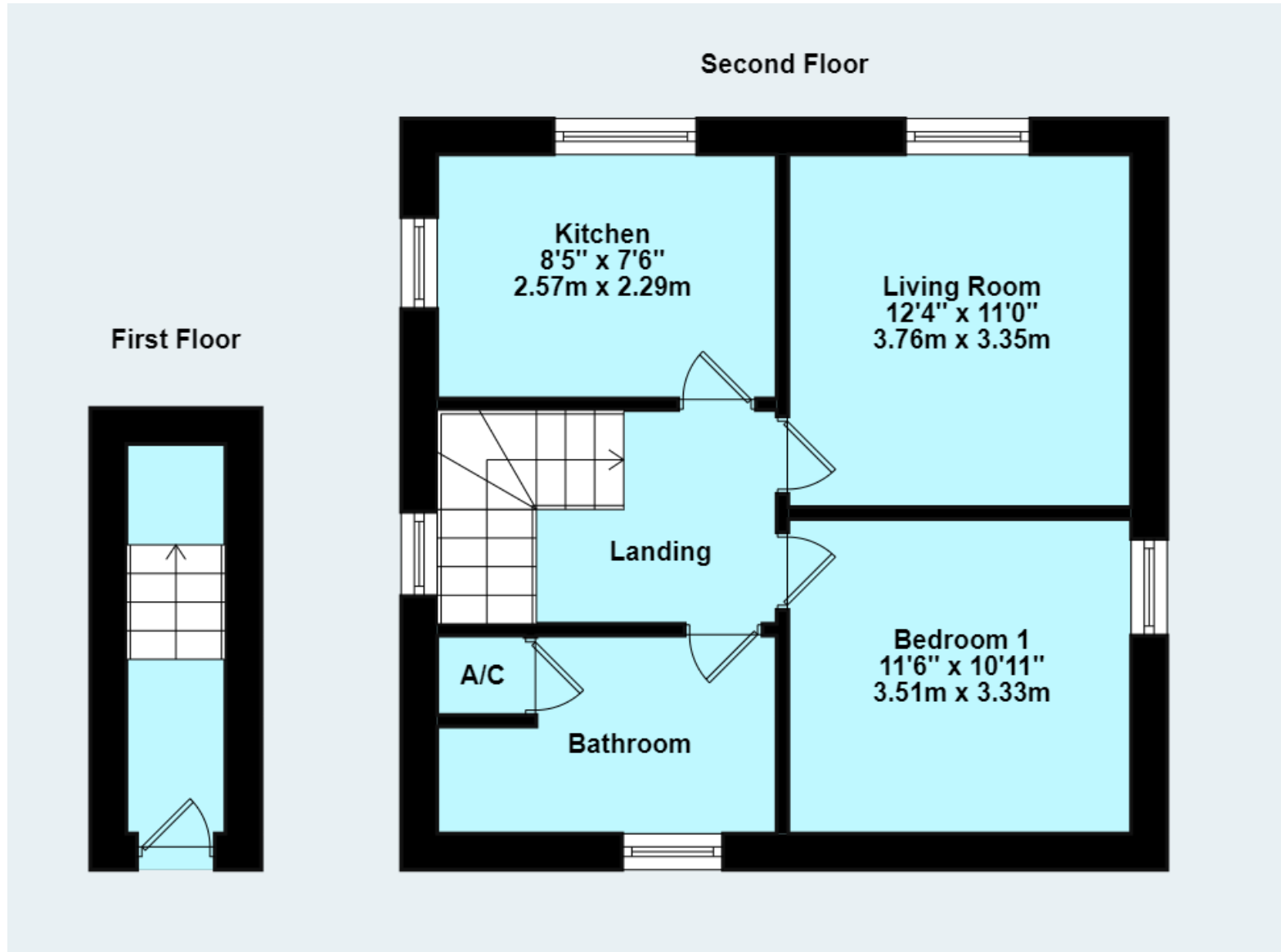
## The Hopcott

Minehead, TA24 5SZ  
£135,000 Leasehold



Wilkie May  
& Tuckwood

# Floor Plan





## Description

A well-presented one-bedroom second floor self-contained flat situated on the outskirts of Minehead with lovely views towards North Hill and the coast and offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, the property is fully double glazed and has been updated by the current owner to include a new kitchen and bathroom, new carpets and re-decoration throughout.

- Elevated position on the outskirts of Minehead
- 1 Bedrooms
- Attractive communal gardens
- Communal car park
- Re-fitted kitchen and bathroom



Wilkie May & Tuckwood are delighted to be in a position to offer this refurbished one bedroom flat on the outskirts of Minehead.

The accommodation comprises in brief, an outside staircase gives access to the communal entrance hall. Front door then gives access to the property with staircase leading to the second floor landing which has doors to all rooms. The living room has a window to the front with magnificent views towards North Hill and the coast. The kitchen has been fitted with a modern range of wall and base units with integrated oven and hob. There are also windows to the front and side with lovely views.

The bedroom has an aspect to the side with views towards the Bristol Channel. The

bathroom has been newly fitted with a suite comprising bath with shower over, wc and wash hand basin.

Outside, the property sits within well-maintained communal gardens with communal parking area.

AGENTS NOTE: The property is leasehold and is held under the terms of a Lease with over 900 years remaining. There is a service charge payable currently £1,156.17 per year.



### 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:** [///ferried.nurtures.hazel](http://ferried.nurtures.hazel) **Council Tax Band:** A

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 77 Mbps download and 20 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/webpages/plan/plapplookup.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 March 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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