



The Hopcott, Hopcott Road

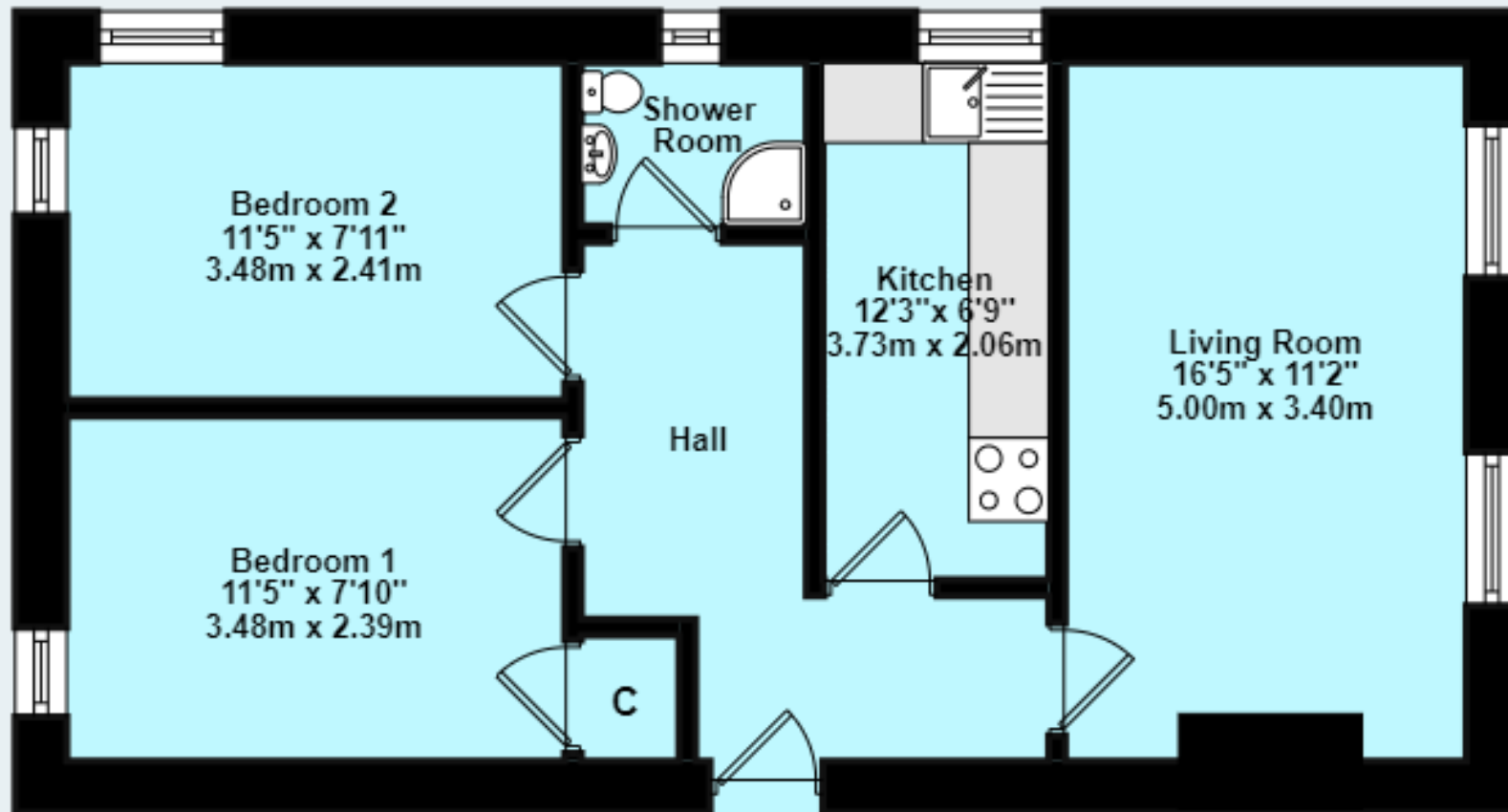
Minehead, TA24 5SZ

Price £170,000 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A well-presented two-bedroom first floor flat situated within an elevated position on the outskirts of Minehead.

Of stone construction under a pitched roof, the property benefits from double glazing throughout, an attractive log burning stove in the living room, well maintained communal garden with lovely views towards North Hill and communal off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Outskirts of Minehead
- 2 double bedrooms
- Lovely views
- Communal gardens
- Communal parking



Wilkie May & Tuckwood are delighted to be able to offer this attractive two bedroom flat.

The accommodation comprises in brief: entrance to the rear of The Hopcott with steps up to the front door into the hallway.

The lounge is a good-sized room with two windows to the side overlooking the communal gardens and an attractive log burning stove set on a slate hearth. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for fridge and freezer, space for electric cooker with extractor fan over and window to the rear.

Bedroom one is a double aspect room with windows to the rear and side and bedroom two has a window to the side and built-in wardrobe. The shower room is fitted with a suite comprising shower cubicle, wc and pedestal wash hand basin. There is also a window to the rear.

Outside, the property sits within well-maintained communal gardens which enjoy lovely views towards North Hill and the coast. There is also a residents' parking area to the rear.

TENURE: The property is leasehold and held under the terms of a 999 year Lease. There is a service charge payable under the terms of the lease currently £1,251.24.



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

Broadband and mobile coverage: We understand that there is likely 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/>

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

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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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