



## Hillview Road

Minehead, TA24 8EG

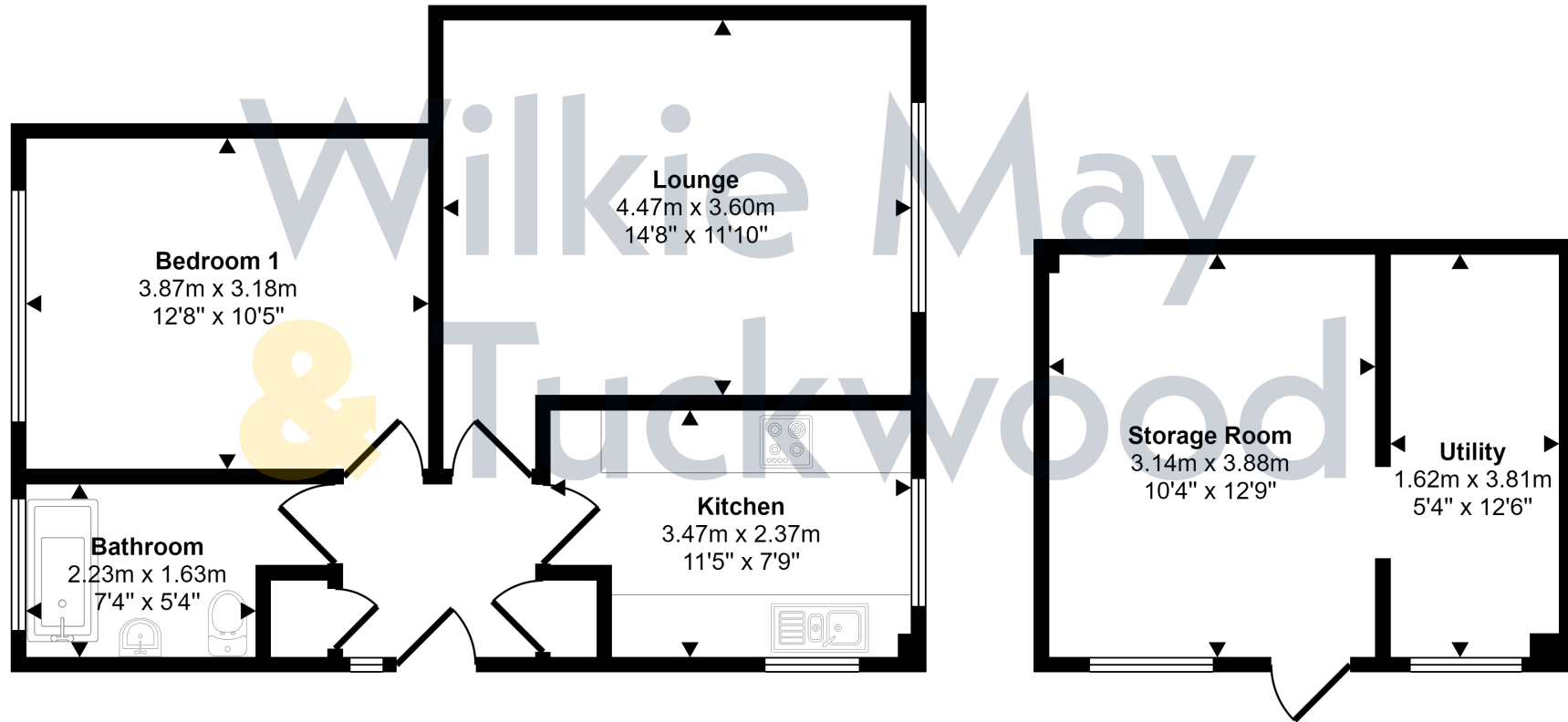
Price £160,000 Leasehold

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**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
66 sq m / 715 sq ft



Ground Floor  
Approx 48 sq m / 511 sq ft

Outbuilding  
Approx 19 sq m / 203 sq ft

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.



# Description

A one-bedroom ground floor apartment situated in an elevated position within one mile of town centre amenities.

The property benefits from gardens to the front and rear, a garage with off road parking for several vehicles and a cellar storage room with utility.

- Ground floor apartment
- 1 bedroom
- Garage and off road parking
- Gardens to the front and rear
- Popular residential location



Wilkie May & Tuckwood are delighted to be able to offer this one bedroom ground floor apartment.

The accommodation comprises in brief: entrance to the side of the property through front door into hallway with two storage cupboards and doors to all rooms.

The lounge is a good-sized room with window to the rear overlooking the front garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. There are also windows to the front and side.

The bedroom has a window to the rear overlooking the garden. The bathroom is fitted with a suite comprising bath with shower over, pedestal wash hand basin and wc. There is also an obscured window to the rear.

Below the apartment and accessed from the rear garden there is a useful storage room with window to the front together with a utility room, also with a window to the front.

Outside, to the front of the property there is a level area of garden laid to lawn with flower borders. Alongside the front garden there is a driveway providing off road parking for several vehicles leading to the garage. Steps to the side of the garage lead down to the rear garden which is of a good size and also laid to lawn with two greenhouses.

AGENT NOTE: The property is leasehold and held under the terms of a 999 year lease with 951 years left to run. There is a ground rent payable currently £25 plus insurance. Maintenance of the building is on a 50/50 split with the first floor apartment.



### 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:** [///inflating.luxury.pipes](#) **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is likely mobile 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:** Very low risk **Rivers and the Sec:** 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 July 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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