



## Fulford Court

Minehead, TA24 5XA

Price £120,000 Leasehold



2



1



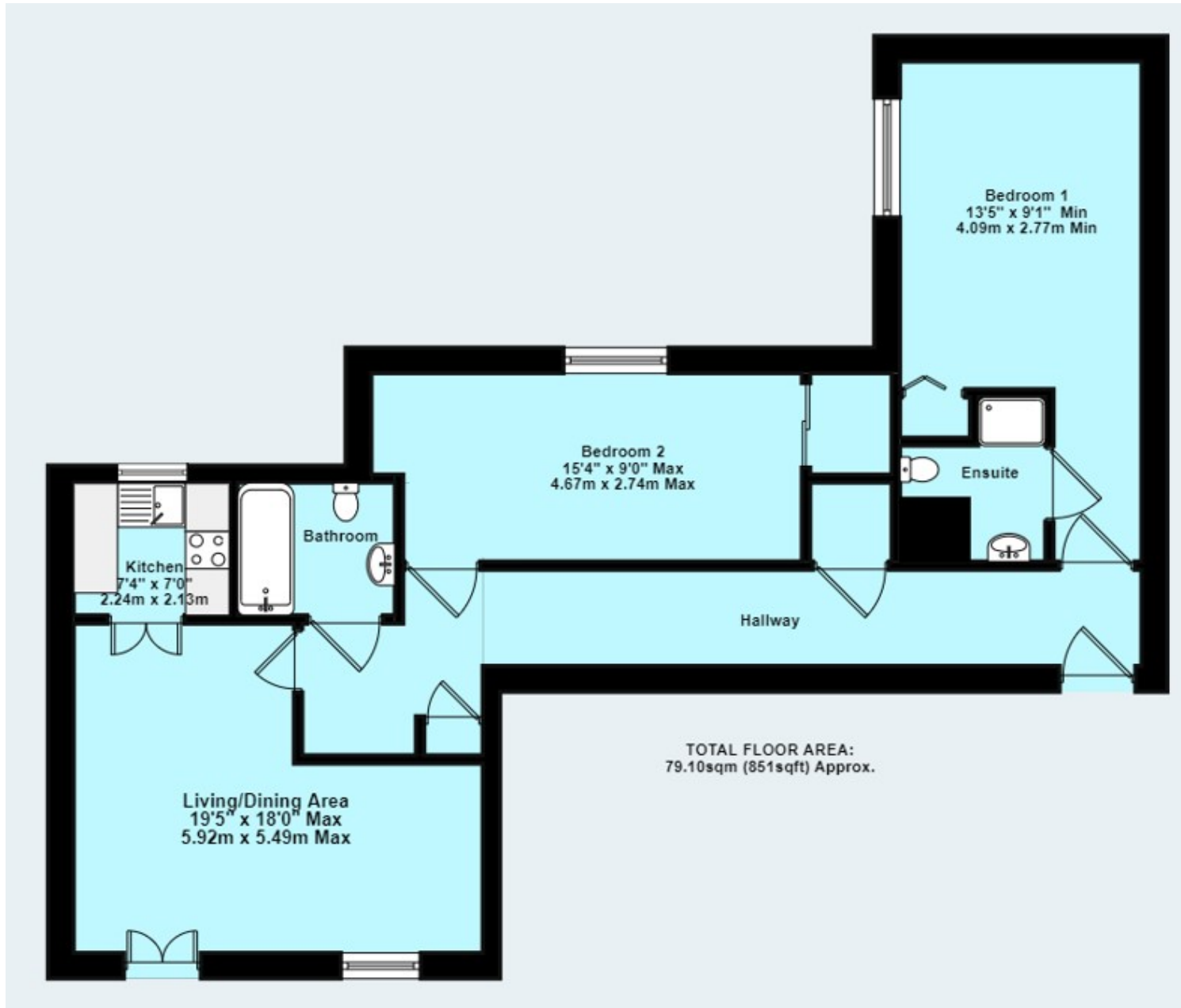
2

D

EPC

Wilkie May  
& Tuckwood

# Floor Plan



# Description

A spacious two double bedroom ground floor retirement apartment situated within easy walking distance of town centre amenities and offered for sale with NO ONWARD CHAIN.

Originally intended as a residents' lounge and guest suite, this is the largest apartment in the building enjoying French doors out of the living dining room to the attractive communal gardens.

Other benefits include double glazing throughout, a modern kitchen and bathroom and a en-suite to the master bedroom.

- Larger than average apartment
- 2 bedrooms one with en-suite
- Residents' parking
- Attractive communal gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious retirement apartment.

The accommodation comprises in brief: entrance through communal front door into communal hallway with access to private front door. The door leads into a large hallway with storage cupboard, airing cupboard and doors to the living dining room, bedrooms and bathroom.

The living dining room is a large room with window to the front and French doors providing private access to the communal gardens. Double doors also give access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated eye level oven, integrated induction hob with extractor hood over and space for a tall fridge freezer.

The master bedroom has a window to the side, built-in wardrobe and door to an en-suite shower room. Bedroom 2 also has a built-in wardrobe and window to the rear. The bathroom is fitted with a modern suite.

Outside, the property sits within well-maintained communal gardens and also enjoys residents' and visitors' parking.

AGENT NOTE: The property is designed for those over 60 years of age or in the event of a couple, one aged over 60 and the other aged over 55. The property is leasehold and is held under the terms of a 125 year lease granted in 1995. There is a service charge payable under the terms of the lease currently £4,686.16 per annum together with a ground rent currently £585.28 per annum.



### 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:** [///curls.examples.forum](http://curls.examples.forum) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** 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

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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

