



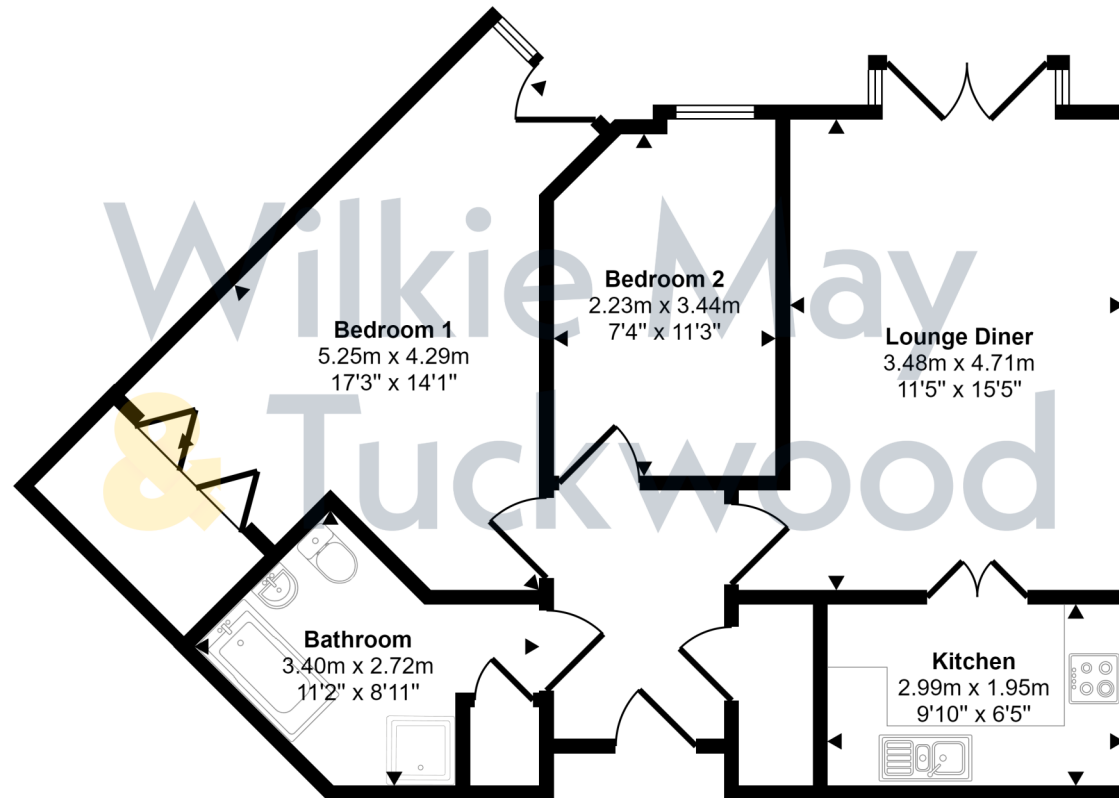
**Peerage Court,**  
 Minehead, TA24 5DA  
 Price: £99,950 Leasehold

			<b>B</b>
<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

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

# Floor Plan

Approx Gross Internal Area  
63 sq m / 681 sq ft



Floorplan

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 well-presented two bedroom first floor Retirement Apartment situated within a purpose-built development designed specifically for people over the age of 60. The property boasts modern amenities such as lift access, an emergency call system and intercom entry, includes the services of an in-house manager.

There are also Juliet balconies accessed from the lounge dining room and the master bedroom together with a modern bathroom with separate shower cubicle.

The development features a communal lounge and level gardens where residents can relax, The car parking area adds to the convenience of living in this development, with plenty of additional space for visitors.

Located within half a mile of the town centre and seafront, the apartment is perfectly situated for easy access to local amenities.

- Retirement Apartment
- 2 bedrooms
- Lift access
- Juliet Balconies
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this first floor Retirement Apartment.

The accommodation comprises in brief: entrance through front door into hall with doors to the lounge diner, bedrooms and bathroom.

The lounge diner is a good-sized room with double doors to the front opening to a Juliet balcony and double doors to the rear opening to the kitchen. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated oven with hob and extractor hood over, washer/dryer and space for fridge freezer.

Both bedrooms have windows to the front with bedroom 1 having a built-in wardrobe and door opening to a Juliet balcony. There is also a modern bathroom with suite comprising bath, separate shower cubicle, wash hand basin and wc.

Outside, the property sits within attractive communal gardens with residents' parking area and additional spaces for visitors.

**AGENTS NOTE:** The Apartment is leasehold and is held under the terms of a Lease with years remaining. There is a service charge payable currently £3,378.09 per annum together with a ground rent currently £291.00 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, mains drainage, electric storage heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [w3w.co/released.comedy.royally](http://w3w.co/released.comedy.royally) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is likely 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:** Area round high risk **Rivers and the Sea:** Area around 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 August 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.