



## Selbourne Place

Minehead, TA24 5TY

Price £149,950 Leasehold



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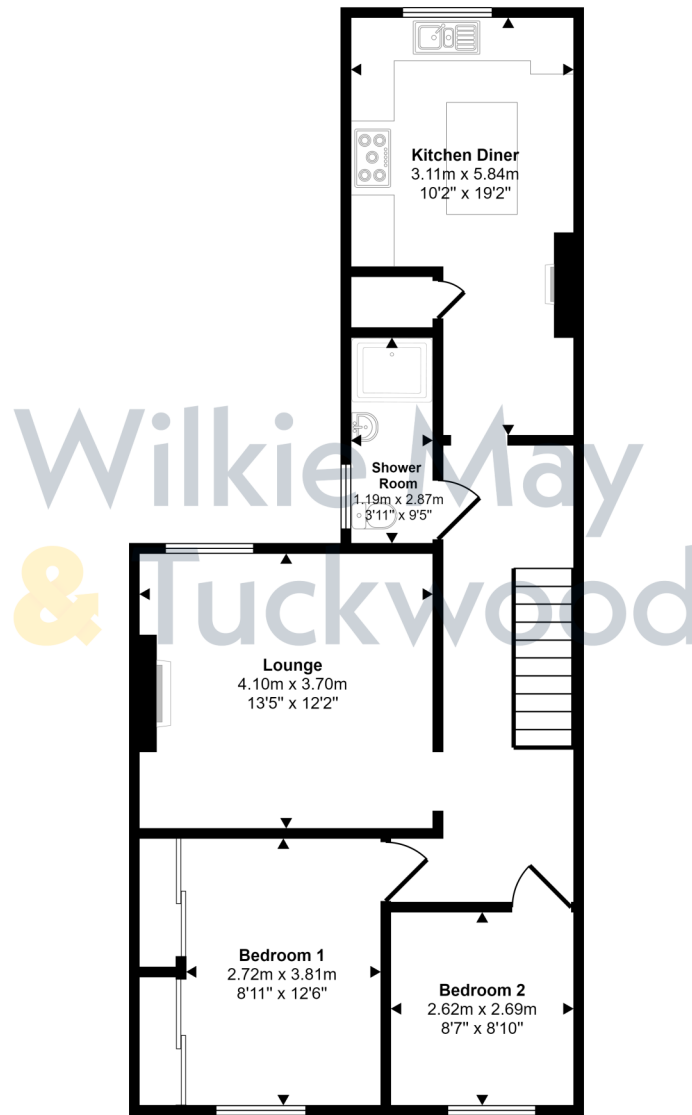
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EPC

Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
70 sq m / 753 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-proportioned and beautifully presented two bedroom first floor apartment situated within easy reach of town centre amenities and offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout and a modern kitchen and shower room.

**AGENTS NOTE: The property is leasehold and held under the terms of a Lease dated the 30th June 1999 granted for the term of 999 years from the 24th June 1998. There is a yearly rent of £25.00 payable under the terms of the lease together with a share of the buildings insurance which for the current year was £225.00.**

- Close to town centre amenities
- Modern kitchen and bathroom
- Gas fired central heating
- Double glazing
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this attractive apartment close to town centre amenities.

The accommodation comprises in brief: entrance through communal front door into communal hallway. Front door with stairs to the first floor landing and access to all rooms.

The kitchen diner is to the rear of the property with pleasant views towards North Hill. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, central breakfast island and integrated appliances to include a washer dryer and Flavel Aspen 100 8-ring gas stove with extractor hood over. There is also space for a fridge freezer, cupboard housing the gas fired boiler and tiled flooring. The lounge is a good-sized room with window to the rear and fireplace with inset wood burning stove.

Bedroom one has built-in floor to ceiling wardrobes with sliding doors and window with an aspect to the front. Bedroom two also has a window to the front. The shower room is fitted with a suite comprising a fully tiled shower cubicle, low level wc and hand wash basin. There is also a heated towel rail and obscured window to the side.

Outside, to the front there is a small courtyard garden laid with gravel for ease of maintenance with a stone wall boundary.



### 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 and gas fired central heating.

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

**Property Location:** [///thrillers.whites.rinsed](http://thrillers.whites.rinsed) **Council Tax Band:** A

**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:** 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 October 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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