



## The Esplanade

Minehead, TA24 5BE

Price £215,000 Leasehold



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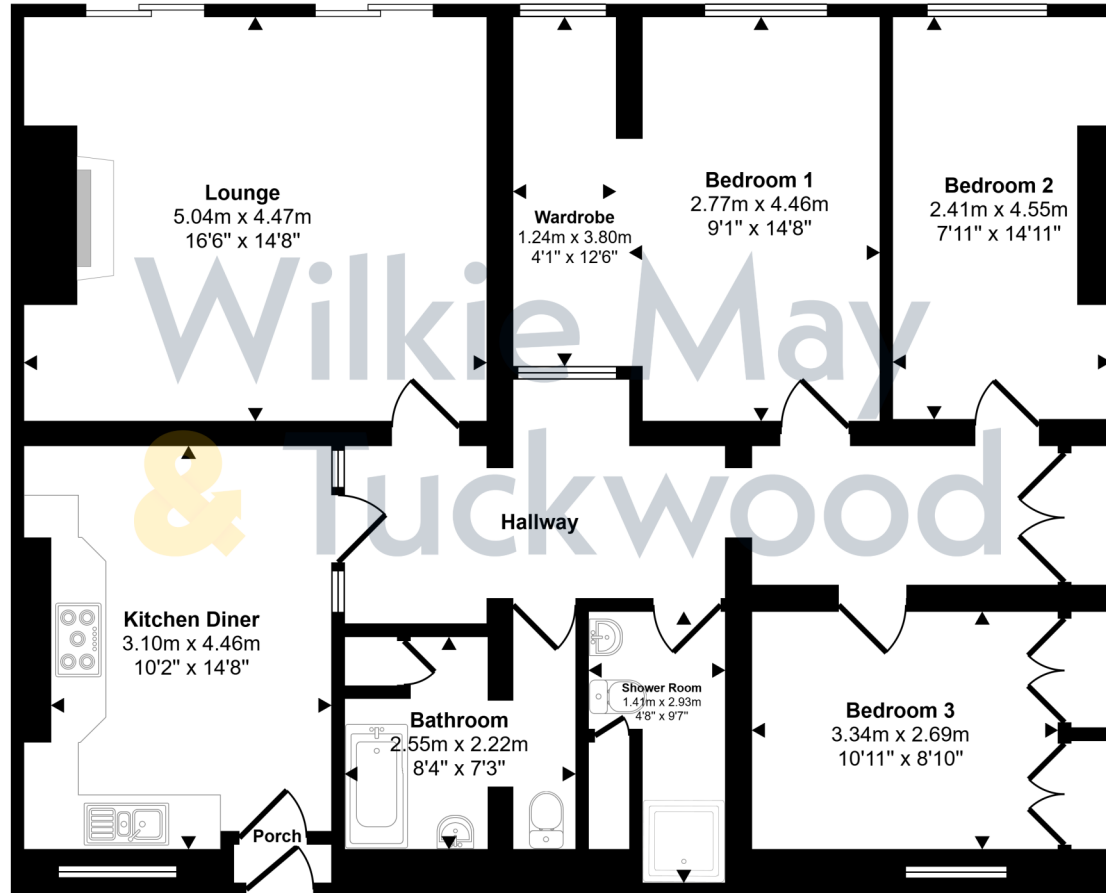
EPC

Wilkie May  
& Tuckwood



# Floor Plan

Approx Gross Internal Area  
115 sq m / 1243 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 spacious, three-bedroom basement apartment situated within a large period property located on Minehead sea front and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating throughout, a bathroom and shower room, a small courtyard area immediately outside the lounge and attractive communal gardens.

**AGENTS NOTE:** The property is leasehold and is held under the terms of a 179 year lease granted in 1992. There is a service charge payable under the terms of the lease currently £1,459.90 together with a ground rent currently £60.00 per annum.

- Close to Minehead sea front
- 3 bedrooms
- Bathroom and shower room
- Attractive communal gardens
- NO ONWARD CHAIN

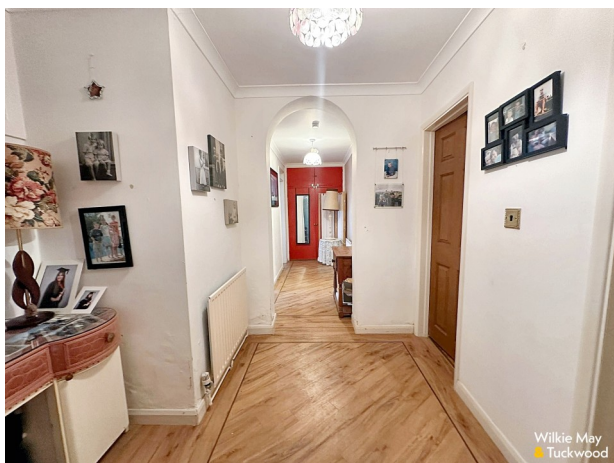


Wilkie May & Tuckwood are delighted to be able to offer this spacious basement apartment.

The accommodation comprises in brief: entrance through front door into porch with door through to the kitchen diner. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surround, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. There is also a door through to an internal hallway with storage cupboard. From this hallway, doors lead to the lounge, bedrooms, bathroom and shower room. The lounge is a large room with two sets of sliding doors giving access to the courtyard, an attractive wooden floor and feature brick fireplace with inset stove.

Two of the bedrooms have aspects to the front, one with a walk-in wardrobe and the third has an aspect to the rear and fitted wardrobes. There is also a fitted bathroom and separate fitted shower room.

Outside, immediately outside the lounge there is a small courtyard area belonging to the apartment. There are also attractive communal gardens to the front predominantly laid to lawn.



### 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:** [///spearhead.zoned.interests](https://spearhead.zoned.interests) **Council Tax Band:** B

**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: High risk Rivers and the Sea: Medium 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 November 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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**WM&T**  
ESTATE AGENT  
IN MINEHEAD