



Irnham Court

Minehead, TA24 5RG

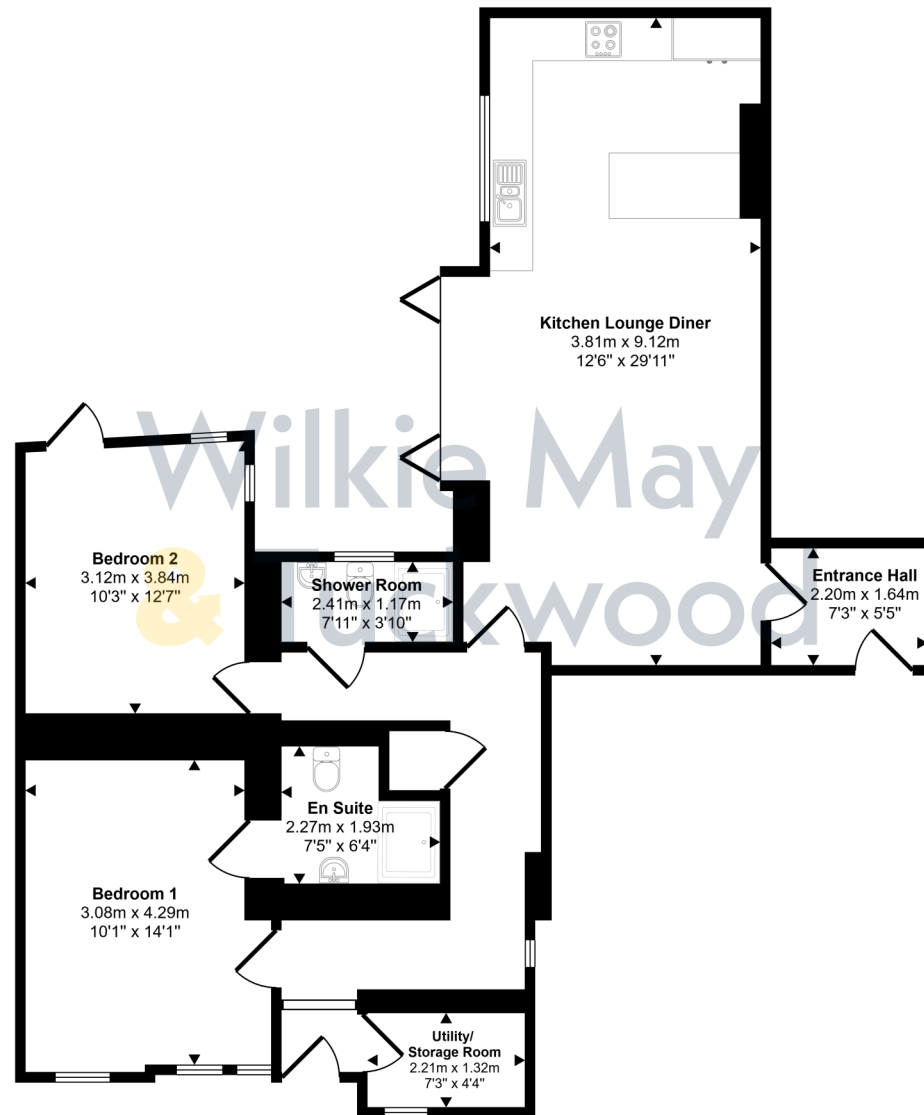
Price £340,000 Leasehold

			TBA
2	1	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
97 sq m / 1045 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 two-bedroom ground floor luxury apartment situated in the heart of Minehead town. The property features open-plan living, seamlessly blending a living room with a kitchen equipped with high-spec appliances.

Other benefits include gas fired central heating and double glazing throughout, two shower rooms, allocated parking, a courtyard garden and a 10 year new build guarantee.

- Central town location
- 10 year new build guarantee
- Allocated parking
- Private courtyard garden
- Open plan design



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom newly converted luxury apartment.

The accommodation comprises in brief: entrance through front door into communal hallway with front door into a lobby. From the lobby, a door leads through to the open plan living, dining, kitchen which is a spacious room with parquet flooring and sliding doors opening to the courtyard garden.

The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and integrated appliances to include a double oven, gas hob with extractor hood over, fridge freezer and dishwasher.

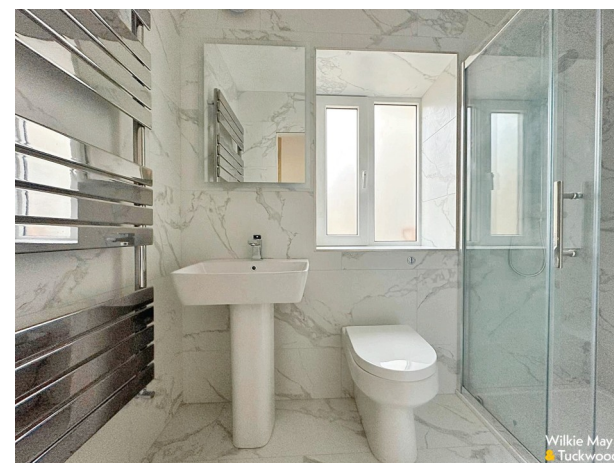
A door leads through to an internal hallway with utility cupboard fitted with plumbing for a washing machine, door to a small office space and doors to the bedrooms and one of the shower rooms.



Bedroom 1 has three windows to the front and door to the en-suite shower room fitted with a modern suite comprising shower cubicle, pedestal wash hand basin and low level wc. There are marble tiles on the walls and floor and a heated towel rail.

Bedroom 2 has a door opening out to the courtyard garden and two windows. The second shower room is alongside bedroom 2 and is fitted in similar fashion to the en-suite.

Outside, there is a small courtyard garden accessed from the living room or bedroom 2 together with allocated parking.



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: ~~///counters.required.adjusting~~ **Council Tax Band:** TBA

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 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 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 January 2025. 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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