



The Avenue

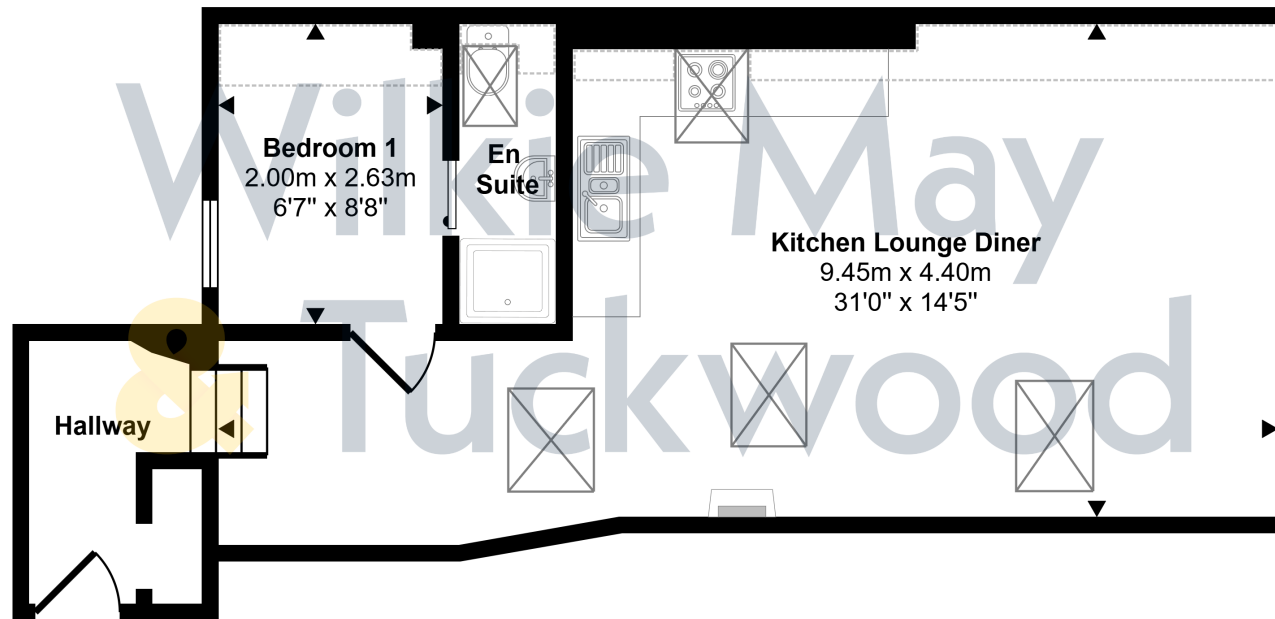
Minehead, TA24 5UQ
£129,950 Leasehold

			N/A
1	1	1	EPC


Wilkie May
& **Tuckwood**

Floor Plan

Approx Gross Internal Area
46 sq m / 499 sq ft



Floorplan

 Denotes head height below 1.5m

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

An attractive, one bedroom first floor Apartment which is being run as a successful Airbnb by the current owner.

The property forms part of a Grade II "star" listed building in the centre of Minehead with accommodation comprising an open plan kitchen/dining/living room, the bedroom and a shower room and is offered for sale with NO ONWARD CHAIN.

- Electric heating
- Fire alarm system installed in 2019
- Private entrance
- Close to amenities
- No onward chain



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through private front door on Summerland Road into ENTRANCE HALL with stairs rising to the first floor leading to a landing area with loft access and steps down to the:

BEDROOM: with hanging rail and sliding door into the:

SHOWER ROOM: with fitted suite, velux window and heated towel rail.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: which has four velux windows, exposed beams, smoke detector, tv point and three Dimplex electric radiators.

KITCHEN AREA: range of modern units, stainless steel sink and drainer, integrated electric cooker and hob, refrigerator and washing machine.

TENURE: the property is Leasehold and is held under the terms of a Lease with 108 years remaining. There is a ground rent payable currently £100 per annum together with a 15% contribution towards external works to the whole of the building and a 15% contribution towards the buildings insurance.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty with vacant possession upon completion.

Services: Mains water, mains electricity, mains drainage, electric heating.

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

Property Location: w3w.co/applied.fantastic.lectures

Council Tax Band: A

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:** High 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 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.