



## Townsend Road

Minehead, TA24 5RJ

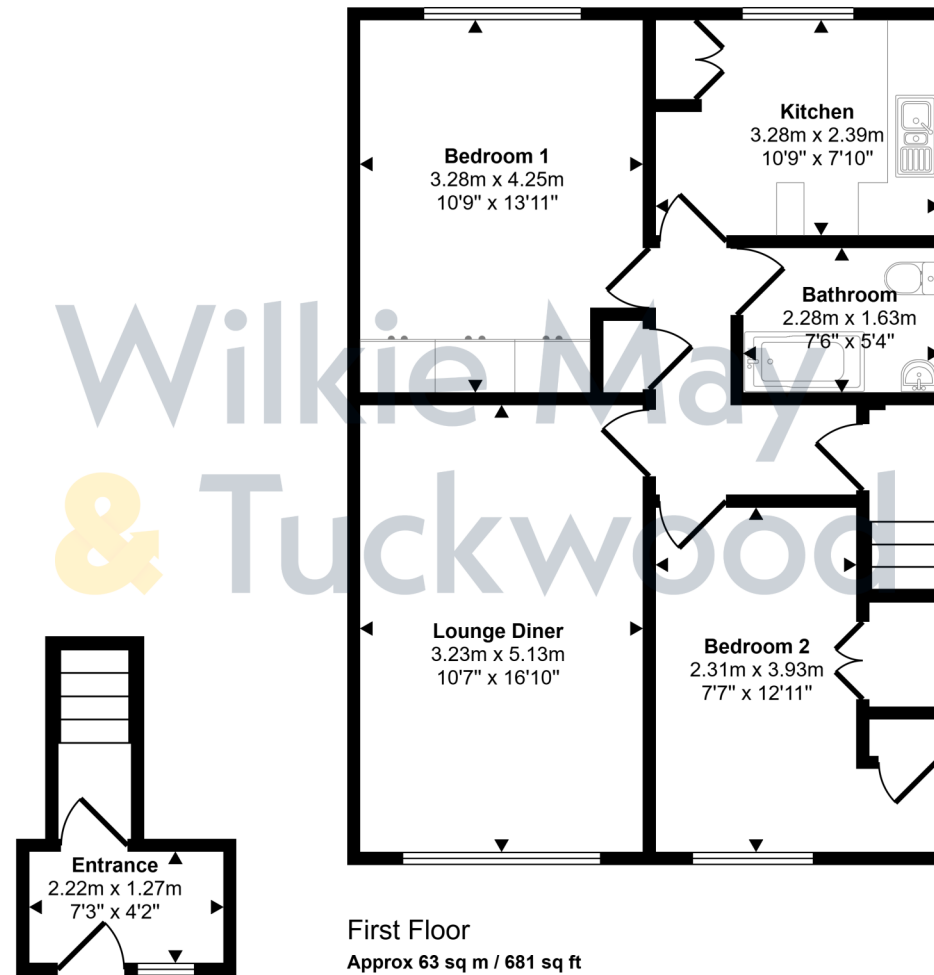
Price £159,950 Leasehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
68 sq m / 732 sq ft



Ground Floor  
Approx 5 sq m / 51 sq ft

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 first floor purpose-built apartment with its own ground floor entrance situated conveniently for Alcombe's shops, schools and other amenities and within half a mile of Minehead town centre.

The property benefits from gas fired central heating and double glazing throughout, a level garden area and a garage situated within a block close by.

**The property is offered for sale with NO ONWARD CHAIN.**

- Purpose-built apartment
- 2 bedrooms
- Garage in separate block
- Level garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into porch with window to the front and door through to a staircase leading to the first floor. A door leads through to a hallway with doors to all rooms. The lounge diner is a good-sized room with an aspect to the front. The kitchen is to the rear of the property and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for cooker and wall mounted gas fired boiler. There is also a pantry cupboard and window to the rear.

Bedroom one has a window to the rear and is fitted with a range of wardrobes. Bedroom two has an aspect to the front and two fitted cupboards. The bathroom is fitted with a suite comprising bath, wash hand basin and wc. There is also an obscured window to the

side.

Outside, the property is approached over a pathway which is shared with the owners of the ground floor flat with a level garden area to the side which is laid with gravel for ease of maintenance. To the rear there is a good-sized patio area with steps leading up to a further area of garden laid to lawn with shrub borders. There is also a garage located within a block close by.

AGENT NOTE: The property is leasehold and is held under the terms of a 999 year lease granted in 1982.



### 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:** [///having.milkman.inhabited](http://having.milkman.inhabited)

**Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is good limited 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:** 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 February 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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