



## Parksway Court

Minehead, TA24 8DD

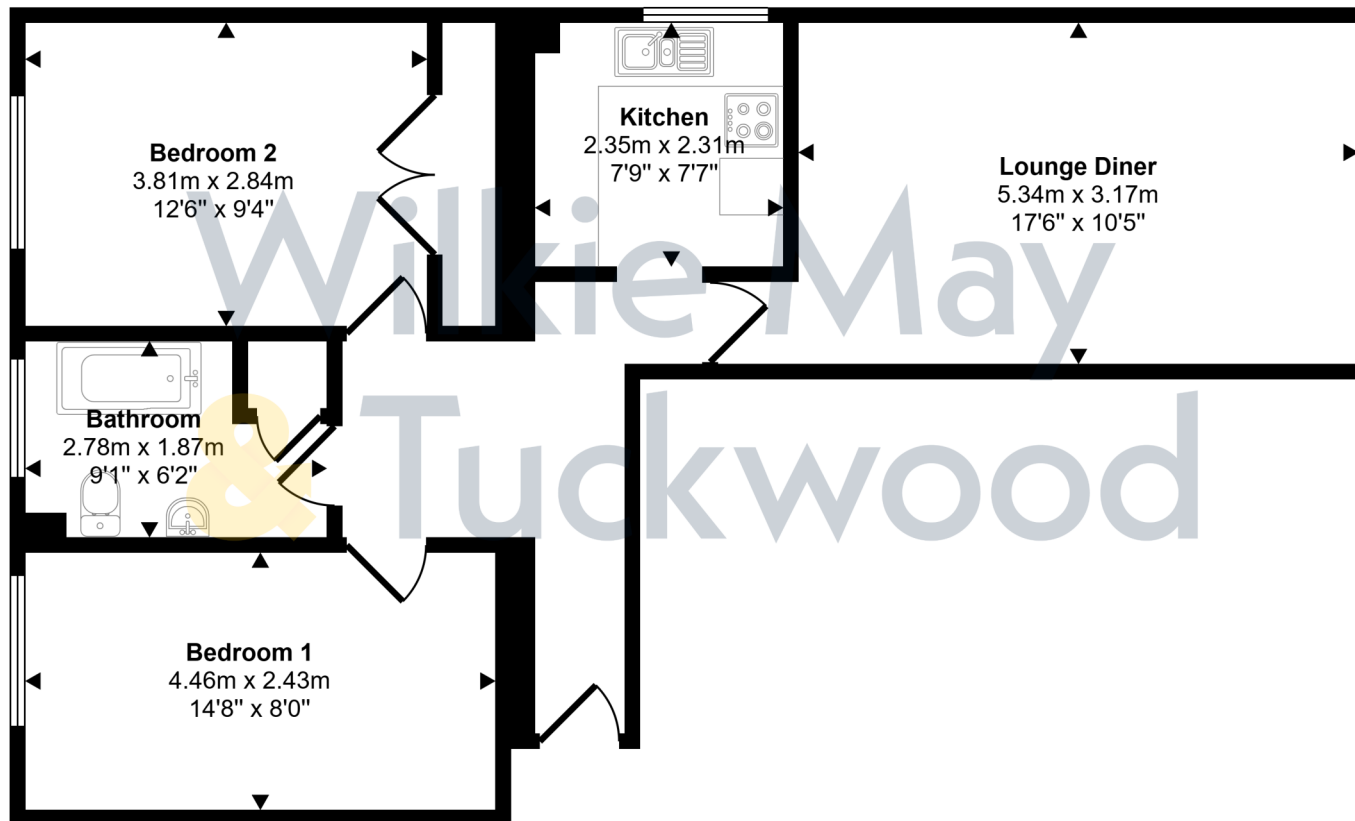
Price £199,950 Leasehold

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| <b>2</b>  | <b>1</b>   | <b>1</b>  | <b>EPC</b> |

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
63 sq m / 683 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 first floor apartment located in a purpose-built development within the sought-after Parks area of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a garage with parking space, an intercom entry system and lovely communal gardens with direct access to the Parks Walk affording a pleasant walk either into town or out to Woodcombe.

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Purpose-built apartment
- 2 bedrooms
- Garage with parking space
- Attractive communal gardens
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into communal hallway with stairs to the first floor. Front door into hallway with doors to all rooms. The lounge is a large room with window overlooking the communal gardens. The kitchen 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 slot in electric cooker and space for fridge freezer. There is also a wall mounted boiler and window to the side.

Both bedrooms have aspects to the front with bedroom one having a fitted wardrobe. The bathroom is fitted with a three piece suite and has an obscured window to the front.

Outside, to the front of the property there is a garage with parking space. The communal gardens are to the rear and are a particular feature of this development being of good size, level and having direct access to the Parks Walk.

AGENT NOTE: The property is leasehold held under the terms of a lease with 945 years remaining. There is a service charge payable under the terms of the lease currently £990 per annum. On completion a buyer will also take a share in the freehold of the property.



### 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:** [///vent.turns.magically](http://vent.turns.magically) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 73 Mbps download and 17 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Very low risk **Rivers and the Sea:** 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 April 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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