



## Kildare Gardens

Minehead, TA24 5RN

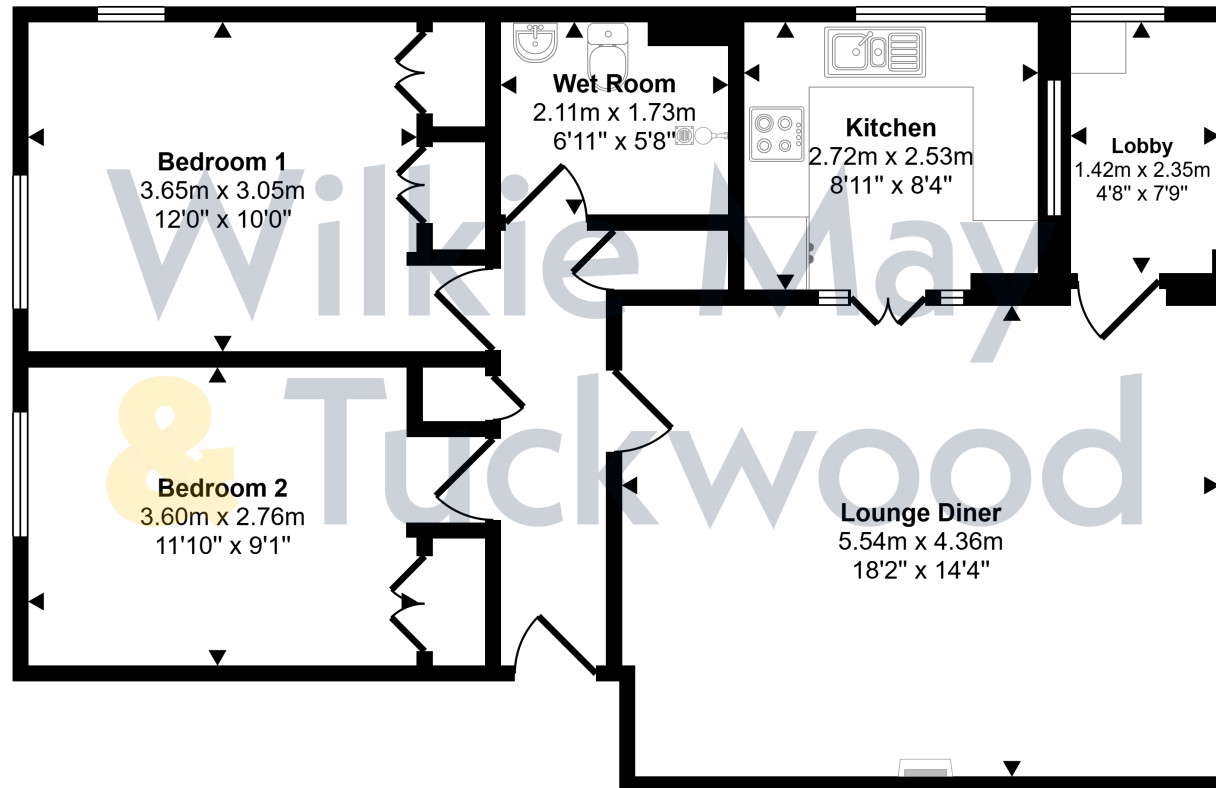
Price £200,000 Leasehold

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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  
72 sq m / 773 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 two double bedroom ground floor apartment situated in an attractive development within easy reach of town centre amenities and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction, this property benefits from double glazing throughout, electric storage heating, a fully tiled wet room, a garage situated in a block close by and well-maintained communal gardens. For those with mobility issues, it also has access to the gardens and front of Kildare Gardens via a purpose built ramp and dropped kerb leading from the lobby.

- Within easy reach of town centre
- 2 bedrooms
- Garage
- Attractive communal gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this ground floor apartment.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, airing cupboard and doors to the lounge diner, bedrooms and wet room.

The lounge diner is a large room with window to the side, glazed doors into the kitchen and door into the utility. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye level oven, integrated hob with extractor hood over and space and plumbing for a washing machine. There is also a window to the rear and a further window into the lobby. The lobby has a window to the rear and sliding patio door with ramp leading to the communal gardens and around to the front of Kildare Gardens.

Bedroom one is a large, double aspect room

fitted with a range of wardrobes, cupboards and chest of drawer and bedroom two has an aspect to the side and fitted wardrobe. The wet room is fitted with a modern suite comprising walk-in shower, wash hand basin fitted within a vanity unit and close coupled wc.

Outside, the property is approached over a driveway with large garden area to one side. There are also gardens to the front, side and rear of Kildare Gardens with the side garden accessed via the ramp from the utility room. There is also a bin store and a garage situated within a block close by.

AGENT NOTE: The property is leasehold and is held under the residue of a 999 year lease granted in 1985. There is a service charge payable under the terms of lease currently £100.00 per calendar month together with a ground rent currently £52.00 per annum. On completion, the buyer will also take a one eighth share in the management company.



### 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 and mains drainage.

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

**Property Location:** [///drape.plugged.defrost](#) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good 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:** 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 November 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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**WM&T**