



Callins View

Minehead, TA24 6EG

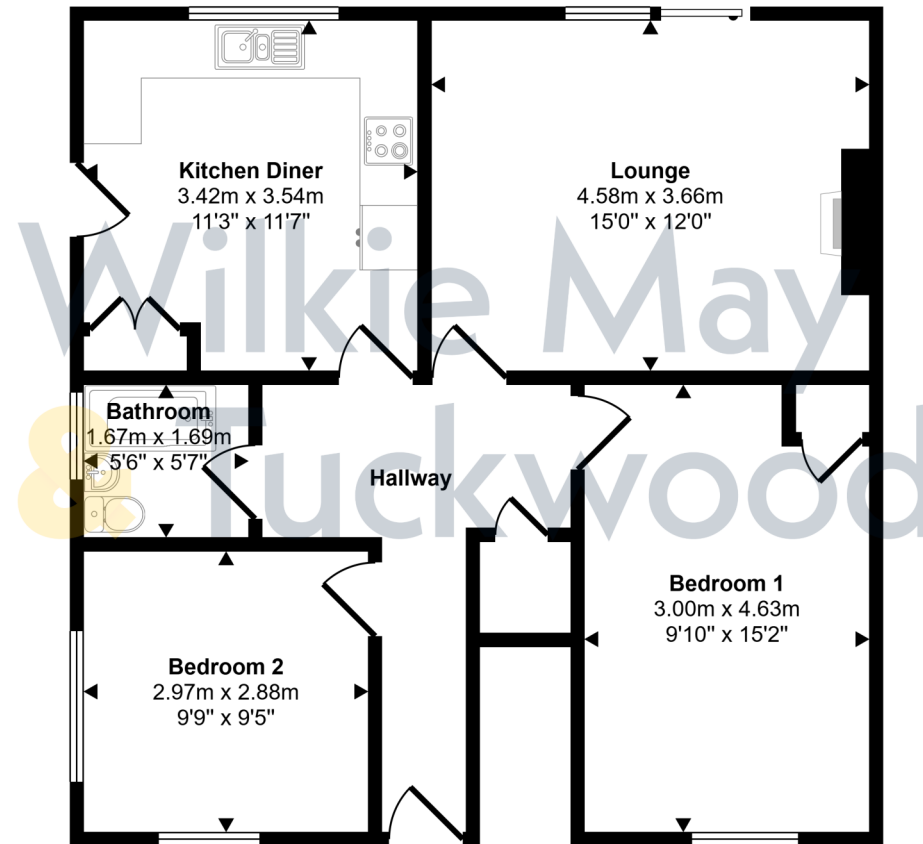
Price £187,500 Leasehold



Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
67 sq m / 716 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 well-presented two-bedroom ground floor apartment situated within a popular residential area on the outskirts of Minehead.

Of cavity wall construction, this attractive property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom and a good-sized level rear garden.

- Popular location
- 2 bedrooms
- Good-sized level garden
- Modern kitchen and bathroom
- Internal viewing recommended



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

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard and doors to all rooms.

The lounge is a good-sized room to the rear of the property with feature fireplace and sliding door out to the garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated eye level oven, integrated hob, space and plumbing for washing machine and space for tall fridge freezer. There is also the wall mounted gas boiler, a window to the rear and a stable door to a side access.

Bedroom one has an aspect to the front with fitted cupboard and bedroom two is a double aspect room with windows to the rear and side. The bathroom is fitted with a suite comprising bath with shower over, wc and wash hand basin. There is also an obscured window to the side.

Outside to the rear there is a good-sized level garden laid to lawn with fenced boundaries together with two outside store rooms, one of which has power and light.

AGENTS NOTE: The property is leasehold and held under the terms of a lease with 82 years remaining. There is a service charge and ground rent payable under the terms of the lease currently £573.44 per annum.



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: [///universally.fruits.latched](http://universally.fruits.latched) **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is 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:** 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 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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