



Wilkie May
& Tuckwood



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Esplanade

Minehead, TA24 5QS

Price £350,000 Leasehold



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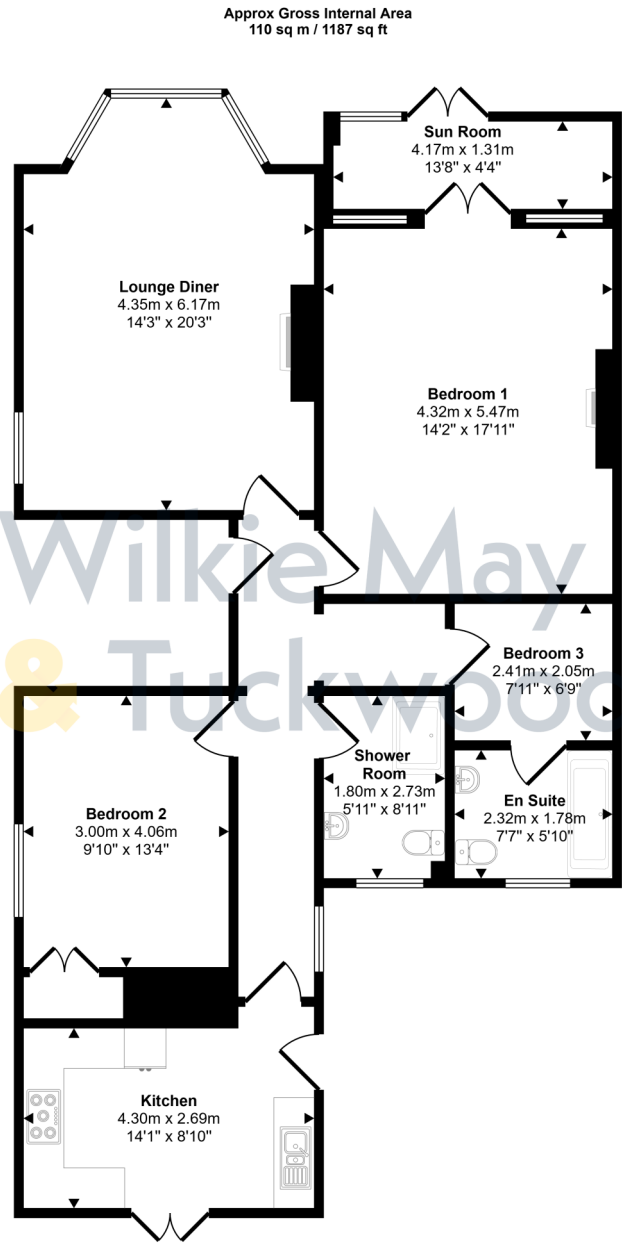
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EPC

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Floor Plan



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/three-bedroom ground floor apartment located on Minehead sea front forming part of an attractive period property, offered for sale with NO ONWARD CHAIN.

Of stone and brick construction, this lovely property retains many original features whilst benefiting from gas fired central heating and double glazing throughout, a large lounge with lovely views over the Bristol Channel, a large master bedroom opening into a sun room with French doors out to the front, a fully fitted kitchen, an en-suite to the occasional bedroom and a modern shower room. There is also off road parking and garden to the front along with a large garden to the rear.

- On Minehead sea front
- Two/three bedrooms one with en-suite
- Off road parking
- Good-sized gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious ground floor apartment on Minehead sea front.

The accommodation comprises in brief: entrance to the front into communal porch with door to the rear garden, door through to a communal hallway with communal cloakroom and door leading to the first and second floor apartments. From the communal hallway, a front door opens into a spacious hallway with doors to the principal accommodation.

To the front of the property there is a large, very attractive lounge with bay window affording views over the Bristol Channel, window to the side and original feature fireplace.

The kitchen is to the rear of the property with French doors opening to the garden and further door to the side also opening to the garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, space and plumbing for a washing machine and



space for a tall fridge freezer.

The master bedroom is a large room to the front of the property with feature fireplace and double doors opening into a sun room which has French doors opening out to the front garden. The second bedroom has a window to the side and fitted wardrobe. There is also a small room which could be used as an occasional bedroom three/storage room which has an en-suite shower room. The main shower room is fitted with a modern suite and has an obscured window to the rear.

Outside, to the front, there is off road parking together a level area of garden with lovely sea views. To the rear, there is an attractive garden predominantly laid to lawn with flower and shrub borders and a summer house.

AGENT NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 2023. There is a ground rent payable under the terms of the lease currently £50 per annum together with a service charge currently £1,200 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: [///shoulders.twig.hoofs](http://shoulders.twig.hoofs) **Council Tax Band:** C

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:** Medium risk **Rivers and the Sea:** High 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 December 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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