



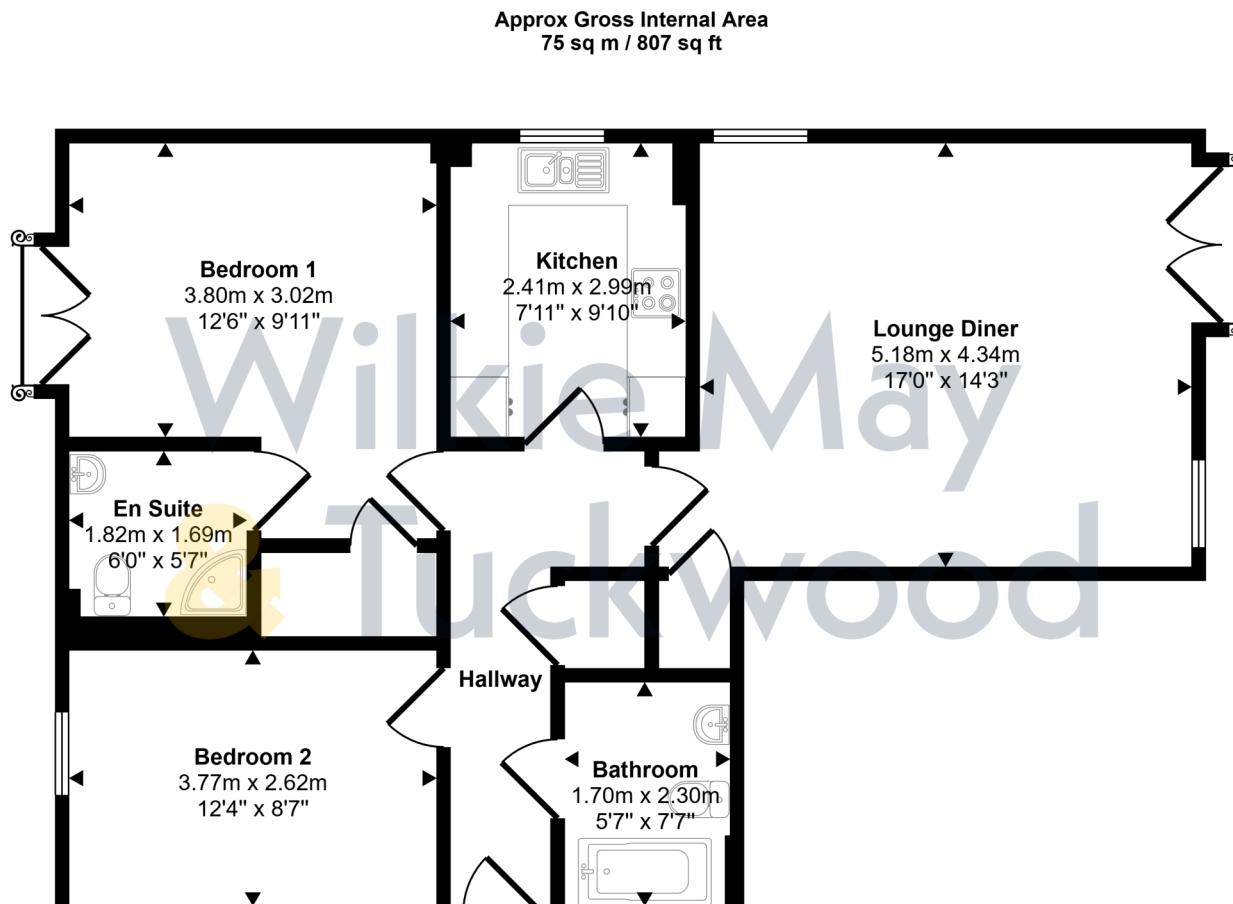
Wilkie May
& Tuckwood

Transom Place, Trinity Way
Minehead, TA24 6GF
Price £210,000 Leasehold



**Wilkie May
& Tuckwood**

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 two-bedroom first floor apartment situated within a purpose-built block on Minehead sea front.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, an en-suite to the master bedroom, allocated parking space and well-maintained communal gardens.

The property is currently rented out under the terms of an Assured Shorthold Tenancy with a rental income of £740.00 per calendar month.

- Investment property
- 2 bedrooms one with en-suite
- Allocated parking
- On Minehead sea front
- Attractive communal gardens



Wilkie May & Tuckwood are delighted to be the front and door to the fitted en-suite able to offer this two-bedroom investment property.

The accommodation comprises in brief: ground floor entrance into a communal hallway with stairs and lift to the first floor. Entrance through front door into hallway with storage cupboard and doors to all rooms.

The lounge is a large double aspect room with window to one side and window with Juliet balcony to the rear. There is also a storage cupboard.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated gas oven and hob with extractor hood over and space and plumbing for a washer dryer. There is also a window to the side.

The master bedroom has a built-in wardrobe, Juliet balcony with an aspect to

the front and door to the fitted en-suite shower room. The second bedroom also has an aspect to the front. The bathroom is fitted with a modern three piece suite.

Outside the property sits within well-maintained communal gardens and has the benefit of an allocated parking space.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year Lease granted in 2002. There is a service charge payable under the terms of the lease currently £2,100.00 per annum.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty subject to the existing tenancy.

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: [///bounty.broadens.incorrect](http://bounty.broadens.incorrect) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 71 Mbps download and 18 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 January 2026. 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.



Tel: 01643 704400
6 Wellington Square, Minehead, Somerset, TA24 5NH

