Schooner Place, Trinity Way
Minehead, TA24 6GH
Price £250,000 Leasehold

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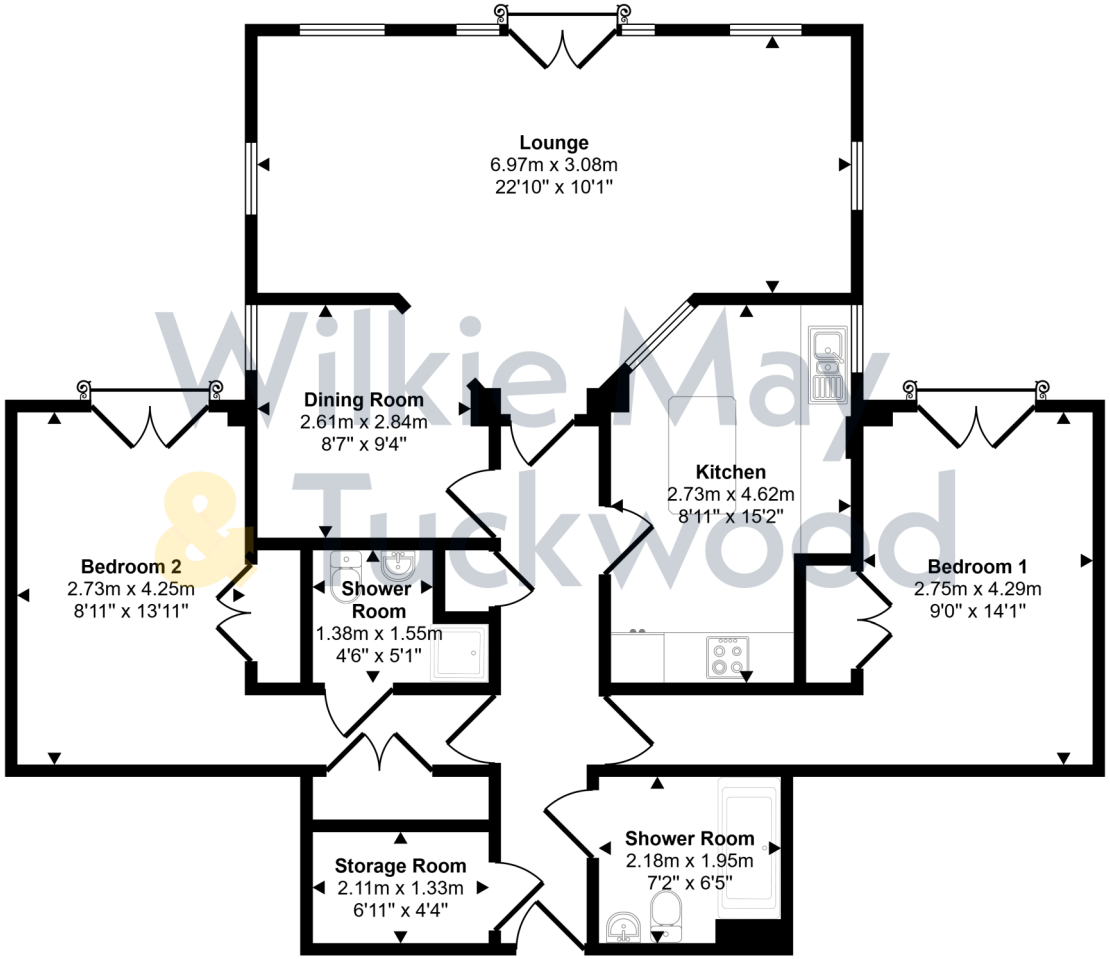
Wilkie May & Tuckwood

Floor Plan

Approx Gross Internal Area
98 sq m / 1060 sq ft



Wilkie May & Tuckwood

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.

WM&T

Description

A modern two double bedroom ground floor apartment situated within a purpose-built development on Minehead sea front offered for sale with NO ONWARD CHAIN.

The property benefits from Juliet balconies to the lounge and both bedrooms so as to enjoy the views towards the sea, a separate dining area, a modern kitchen, an en-suite shower room to one of the bedrooms, allocated parking and well maintained communal gardens.

- Sea front location
- 2 bedrooms one with en-suite
- Allocated parking
- 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 large storage room and doors to all other rooms.

The lounge is a large triple aspect room with windows on either end and Juliet balcony with windows on either side affording pleasant views over the communal gardens towards the sea. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, island unit and integrated appliances to include a gas cooker, gas hob with extractor hood over, dishwasher, washing machine, fridge and freezer. There is also a block glass feature wall into the lounge and a window to the side.

Bedroom one has a Juliet balcony to the front and fitted wardrobe. Bedroom two also has a Juliet balcony to the front, fitted wardrobe and an en-suite shower room. The main shower room is fitted with a modern suite.

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

AGENT NOTE: The property is leasehold and is held under the residue of a 999 year lease. There is a service charge payable under the terms of the lease currently £2,373.29 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: ///outsize.question.debut **Council Tax Band:** D
Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 72 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 March 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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