



King Edward Road

Minehead TA24 5EA

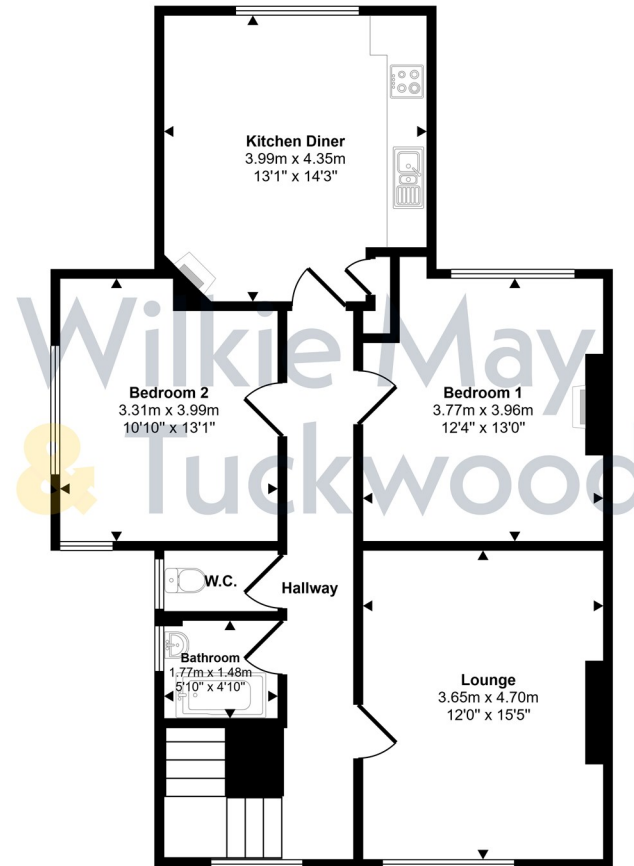
Price £170,000 Leasehold

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Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
81 sq m / 873 sq ft



First Floor

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 first floor apartment forming part of an attractive converted property situated within easy reach of town centre amenities.

Of brick construction under a pitched roof, this attractive property benefits from gas fired central heating and newly fitted double glazing throughout, a modern kitchen and pleasant views from the front towards the surrounding hills.

- Spacious first floor apartment
- Within easy reach of the town centre
- Modern kitchen
- Two double bedrooms
- Gas fired central heating and double glazing



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

The accommodation comprises in brief: private entrance on the ground floor with steps up to the first floor hallway which has a window to the front and doors to all accommodation.

The lounge is a spacious room to the front of the property with window affording views towards the surrounding hills. The kitchen diner is another spacious room to the rear of the property. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine and cupboard housing the gas fired boiler. There is also a feature fireplace and window to the rear.



Bedroom one has a window to the rear and feature fireplace and bedroom two is a double aspect room with windows to the side and front. The bathroom is fitted with a suite comprising bath with electric shower over and pedestal wash hand basin. There is a separate wc alongside.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1966. Each apartment is responsible for 50% of the maintenance and insurance costs for the building.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, electricity and drainage. Gas fired central heating.

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

Property Location: [///actors.dices.yield Council Tax Band: B](http://actors.dices.yield Council Tax Band: B)

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: 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.somersetstandtaunton.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 purchasers 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, references 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 or warranties or warranties on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor; 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties or warranties 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 18th March 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. b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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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