



Blenheim Road

Minehead TA24 5PZ

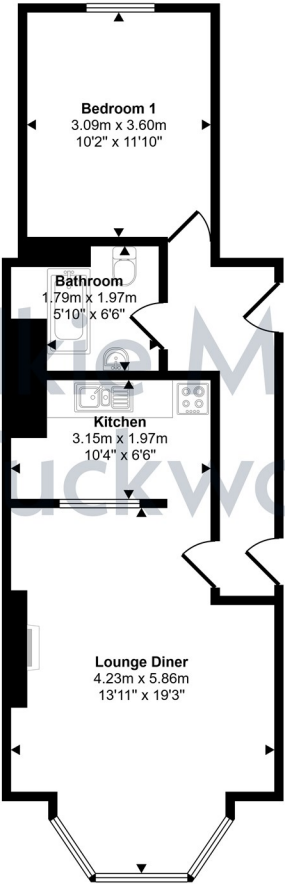
Price £134,950 Leasehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
51 sq m / 553 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

OFFERED FOR SALE WITH NO ONWARD CHAIN - a one-bedroom ground floor apartment with parking and garden within easy reach of the town centre, sea front and Blenheim Gardens.

- One bedroom ground floor apartment
- Within easy reach of the town centre and sea front
- Situated opposite Blenheim Gardens
- Off road parking
- Gardens



A one-bedroom ground floor apartment forming part of an attractive period property situated in a sought-after area of Minehead, within easy walking distance of the town centre, sea front and Blenheim Gardens.

Of stone construction, this attractive property benefits from gas fired central heating, an area of garden and an off road parking space to the rear.

The accommodation comprises in brief: entrance through communal front door with communal entrance hall. Front door into a hallway with doors to the lounge, bathroom and bedroom and a further door to a rear communal hallway which has a door to the garden and parking.

The lounge is a large room to the front of the property with bay window overlooking the garden, ceiling coving, picture rail and feature fireplace.



From the lounge there is open access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and a new electric cooker.

The bedroom is to the rear of the property with window to the rear and houses the gas fired central heating boiler.

The bathroom is fitted with a suite comprising bath, wash hand basin and wc.

Outside to the rear there is an area of garden with pathway on one side and walled boundary to the other. There is also an allocated parking space.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1986 . There is a ground rent payable under the terms of the lease currently £50.00 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://www.somersetwestandtaunton.gov.uk/asp/>

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 whatsoever 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 or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 1st September 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 1998. 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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