



## Western Lane

Minehead TA24 8BZ

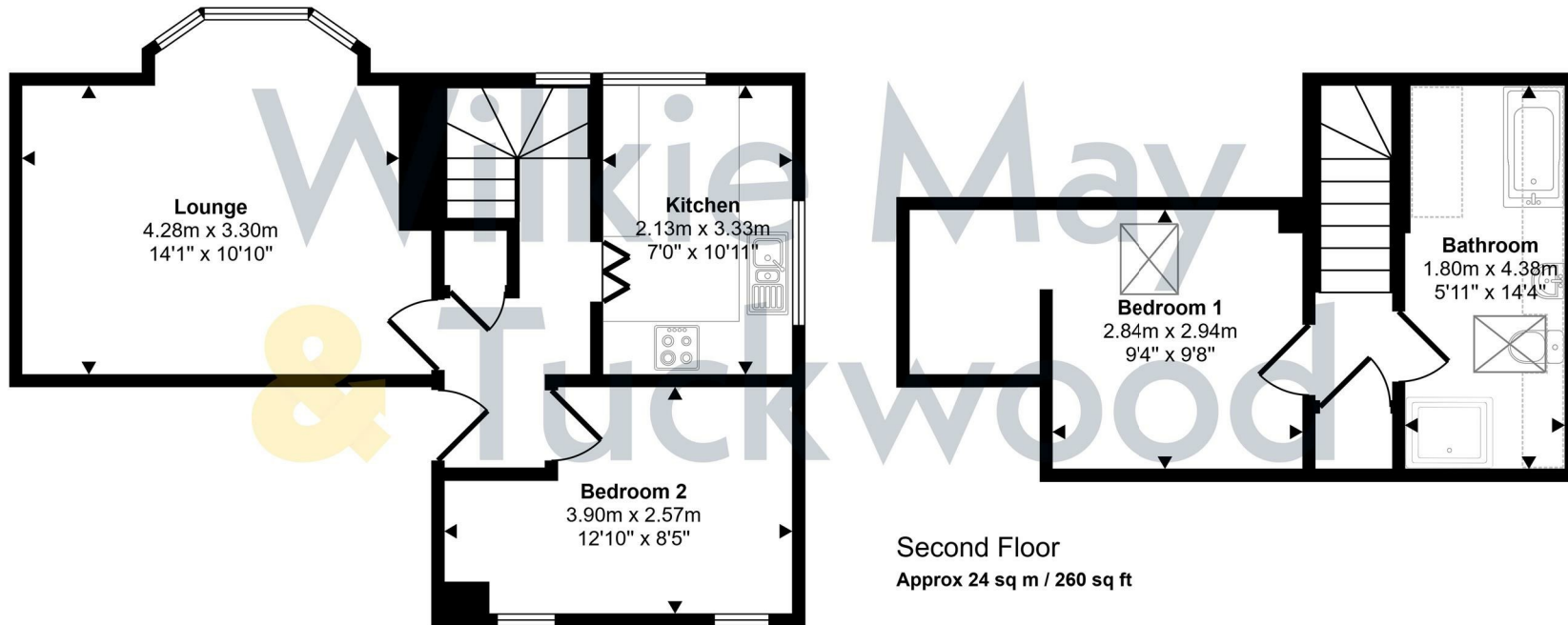
Price £200,000 Leasehold




Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
65 sq m / 700 sq ft



First Floor  
Approx 41 sq m / 440 sq ft

 Denotes head height below 1.5m

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 beautifully presented first-floor two-bedroom maisonette forming part of an attractive former hotel, enviably situated on the slopes of the highly sought-after North Hill area of Minehead. Converted approximately thirty years ago into four individual residences and managed by Bridgedale Court Management Company Limited, the property enjoys the benefits of gas-fired central heating, delightful views across the town towards the surrounding hills, a private garden area, and an allocated parking space.**

- Beautiful views
- Private garden
- Allocated parking space
- Well presented
- Gas fired central heating
- Walking distance to shops & town centre



The accommodation is thoughtfully arranged over two floors and, in brief, comprises a communal entrance door opening into an elegant Entrance Hall, with stairs rising to the first floor. A private front door leads into the hallway, providing access to the sitting room & kitchen, together with bedroom two, and benefiting from an understairs storage cupboard, radiator, and staircase rising to the second floor.

The living room is a particularly well-proportioned and light-filled reception room, enhanced by an attractive bay window with delightful views across the town towards the surrounding hills. The Kitchen is modern and beautifully appointed with a breakfast bar. Fitted with a comprehensive range of wall and base units with work surfaces incorporating a sink and drainer with stylish glass splashback. Integrated appliances include an oven with hob and extractor hood above, whilst there is further space and plumbing for a washing machine. Dual aspect windows to the front and side elevations.

Bedroom two is a comfortable double room enjoying a pleasant rear aspect via two windows.



To the second floor, a landing area provides access to an airing cupboard housing the gas-fired boiler. The principal bedroom is an attractive room featuring a walk-in wardrobe, radiator, loft access, and a Velux-style window enjoying delightful elevated views.

The Bathroom is modern and comprises of bath, separate walk-in shower, WC and wash basin. Character features include an attractive beamed ceiling with inset downlighters, complemented by a heated towel rail and a Velux-style window to the side elevation.

Outside there is a private garden area predominately laid to lawn with a garden shed. There is also an allocated parking space.

TENURE: The property is Leasehold and is held under the terms of a Lease dated the 26th May 1995 granted for the term of 999 years from the 25th March 1989. There is a service charge payable under the terms of the Lease which currently amounts to £1,620 per month.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Leasehold

**Services:** Main gas, mains electricity, mains drainage

**Local Authority:**

**Property Location: Council Tax Band: C**

**Broadband and mobile coverage:** We understand that there is good outdoor 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 Reservoirs: Unlikely Groundwater:** Outside of a groundwater flood alert area. 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.somersetwestandtantunton.gov.uk/asp/>

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**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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