Park Terrace

Minehead TA24 5NE

Price £49,950 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
37 sq m / 393 sq ft

Floorplan

Willie May & Tuckwood

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

OFFERED FOR SALE WITH NO ONWARD CHAIN—a well-presented, one-bedroom second floor retirement apartment situated within easy reach of town centre amenities.

- Within easy reach of the town centre
- Lift access
- Residents' car park and garden
- Second floor with pleasant views
- Internal viewing highly recommended

Of cavity wall construction, the property benefits from double glazing throughout, lift access, laundry room, garden and car park. There is also the use of the residents' lounge in the nearby Fulford Court. Available to those over 65, the property also enjoys the advantage of a house manager and a 24-hour careline emergency system.

There are also pleasant views from the lounge diner and bedroom over the town towards the surrounding countryside.

The accommodation comprises in brief: entrance through communal front door into hallway with lift access to the second floor.

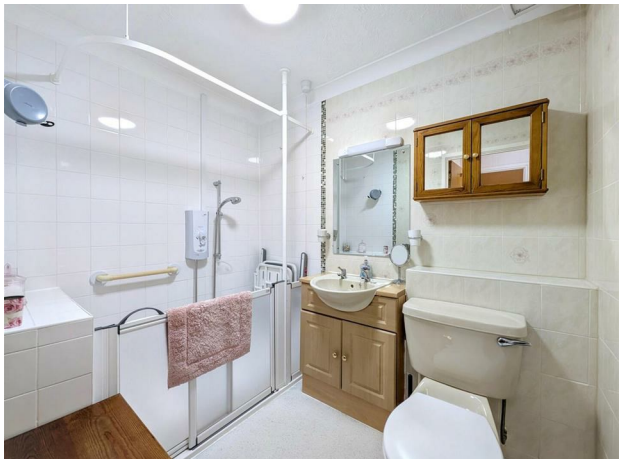
Front door into hallway with storage cupboard and doors into the lounge diner, bedroom and shower room.

The lounge diner is a good-sized room with pleasant views and feature fireplace. Double doors open to the kitchen. This is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for electric cooker with extractor hood over and spaces for under counter fridge and freezer.

The bedroom is another good-sized room with pleasant views and a built-in mirrored wardrobe.

There is also a shower room fitted with a large walk-in shower, a wash hand basin set into a vanity unit and a wc.

AGENT'S NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 1997. There is a ground rent payable under the terms of the lease currently £520.00 plus a service charge currently £4,126.00.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity

Local Authority: Somerset Council, Taunton TA1

Property Location: ///hang.ridge.signed **Council Tax Band:** C

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 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 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.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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