





Tregonwell Road

Minehead TA24 5DU

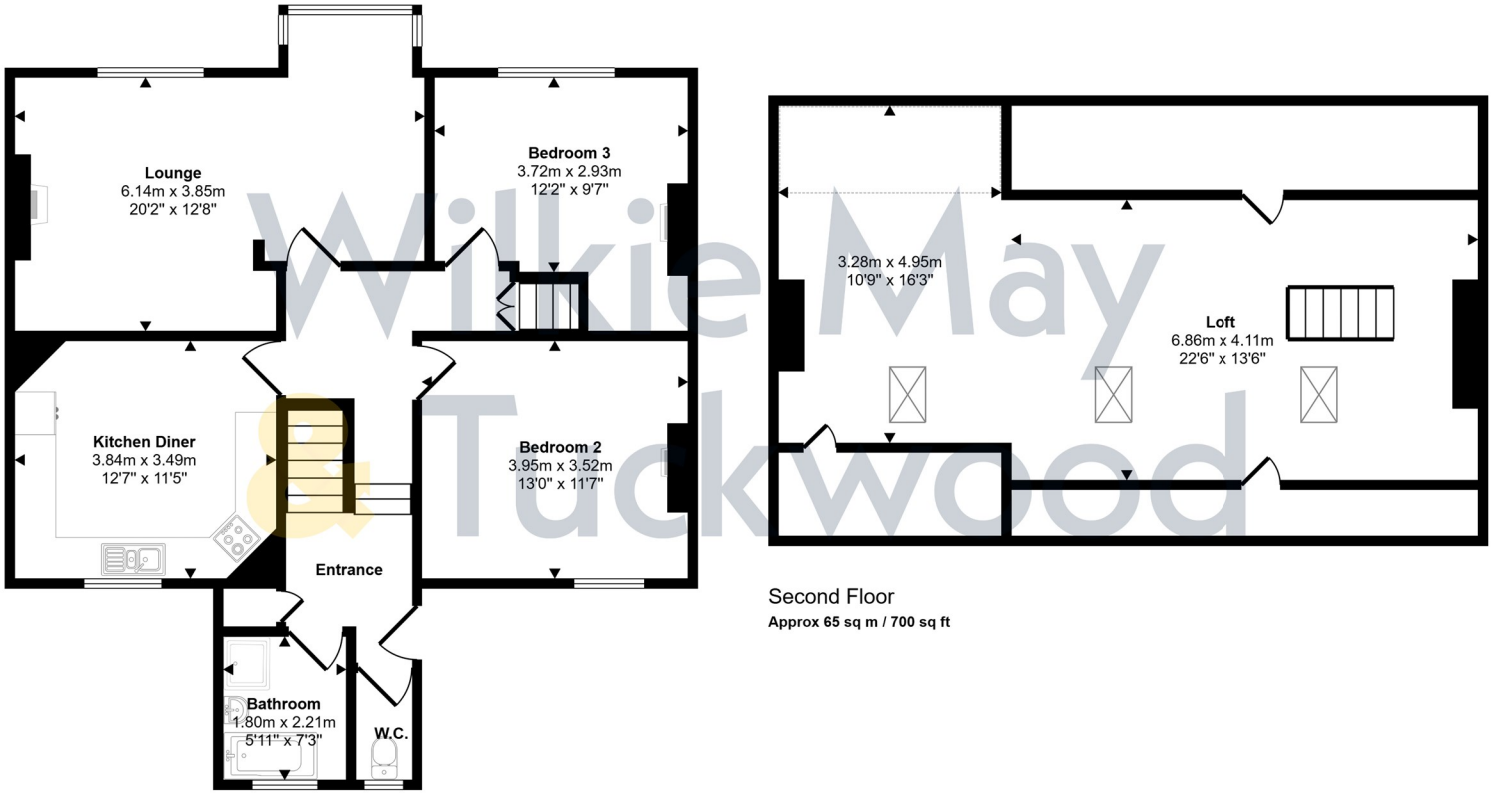
Price £210,000 Leasehold

2	1	1	E
			EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
150 sq m / 1613 sq ft



First Floor
Approx 85 sq m / 913 sq ft

Second Floor
Approx 65 sq m / 700 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.

WM&T

Description

WITHIN EASY REACH OF TOWN CENTRE AMENITIES AND MINEHEAD SEA FRONT - this spacious two double bedroom apartment also has a useful loft room, attractive garden and garage.

- Within level walking distance of the town centre and sea front
- Two double bedrooms and spacious loft room
- Garage to the rear
- Attractive level garden
- Internal viewing highly recommended





Of stone construction under a pitched roof, this lovely property retains many character features to include fireplaces and sash windows. Other benefits include gas fired central heating, a large loft, an attractive level garden and a garage accessed from a rear service lane.

The accommodation comprises in brief; communal entrance on the ground floor with front door and stairs rising to a half landing which has an external staircase leading to the rear garden and stairs on up to the first floor.

The lounge is a lovely, light room with sash windows to the front and an attractive period fireplace with shelves and cupboards on either side.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over, space for white goods and wall mounted gas fired boiler. There is also a window to the rear.

Both bedrooms retain period fireplaces, one with an aspect to the front and one to the rear. The bathroom is fitted with a modern suite and has a separate wc alongside.

From the first floor, paddle steps lead up to the large loft which has eaves storage, light, power and three velux windows.

Outside to the front there is a communal path leading to the front door. To the rear there is an enclosed, beautifully landscaped, level garden with personal door into the garage. The owners of the ground floor apartment have a right of way over the garden to access their garage.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1975. A purchaser of the property will also acquire the freehold of the building subject to the lease of the two apartments.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///wires.ivory.manifests **Council Tax Band:** B

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 27th October 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.

Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset, TA24 6NH