



Vennland Way

Minehead TA24 5DA

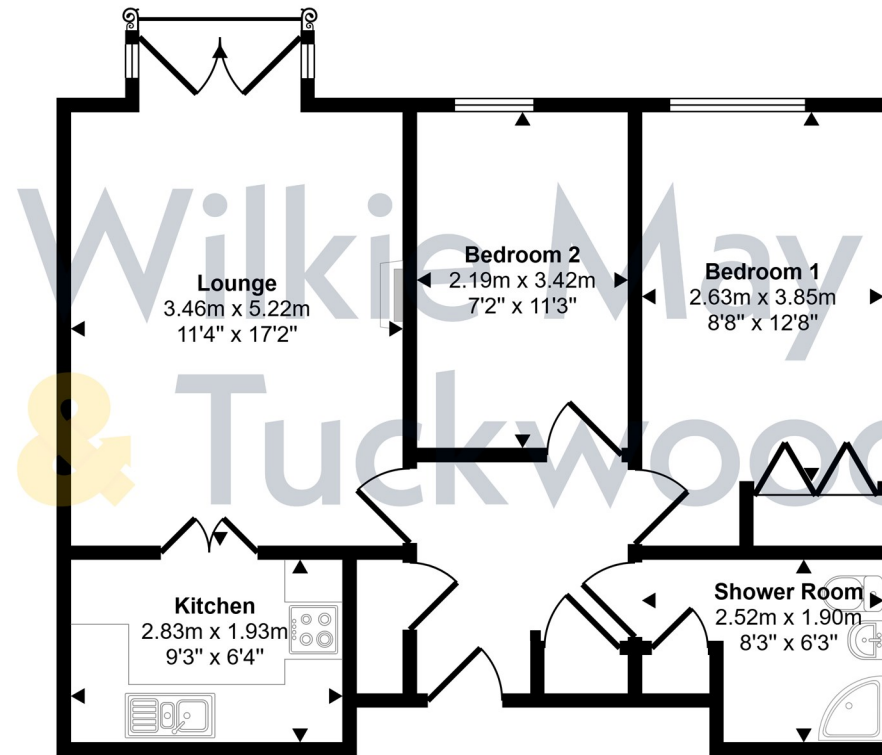
Price £99,950 Leasehold

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**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
55 sq m / 593 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

A well-presented two-bedroom second floor retirement apartment situated within a purpose-built development designed specifically for people over the age of 60.

The property benefits from lift access, an emergency call system, intercom entry, an in-house manager, a residents' lounge, car parking, well-maintained communal gardens and pleasant views towards the surrounding hills.

Located within half a mile of the town centre and sea front, the apartment is perfectly situated for easy access to local amenities.

- Second floor retirement apartment
- Situated within a purpose built development
- Lift access and house manager
- Communal gardens and parking
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to the lounge, bedrooms and shower room.

The lounge is a good-sized room with fireplace and Juliet balcony affording pleasant views over the communal gardens towards the surrounding hills.

From the lounge, double doors open to the kitchen which is fitted with a range of wall and base units and sink and drainer incorporated into work surface with tiled surrounds. There is also space for a tall fridge freezer.

There are also two bedrooms, both with pleasant views and one with a fitted wardrobe.



The shower room has been re-fitted by the current owner with a modern three piece suite. There is also an airing cupboard.

Outside, the property sits within attractive communal gardens with residents' parking and additional spaces for visitors.

AGENT NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 1989. There is a service charge payable under the terms of the lease currently £3,474.15 per annum together with a ground rent currently £291 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity are connected.

Local Authority: Somerset Council, The Crescent, Taunton TA1

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20

Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Medium risk Rivers and the Sea: 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/>

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