



Martlet Road

Minehead TA24 5PW

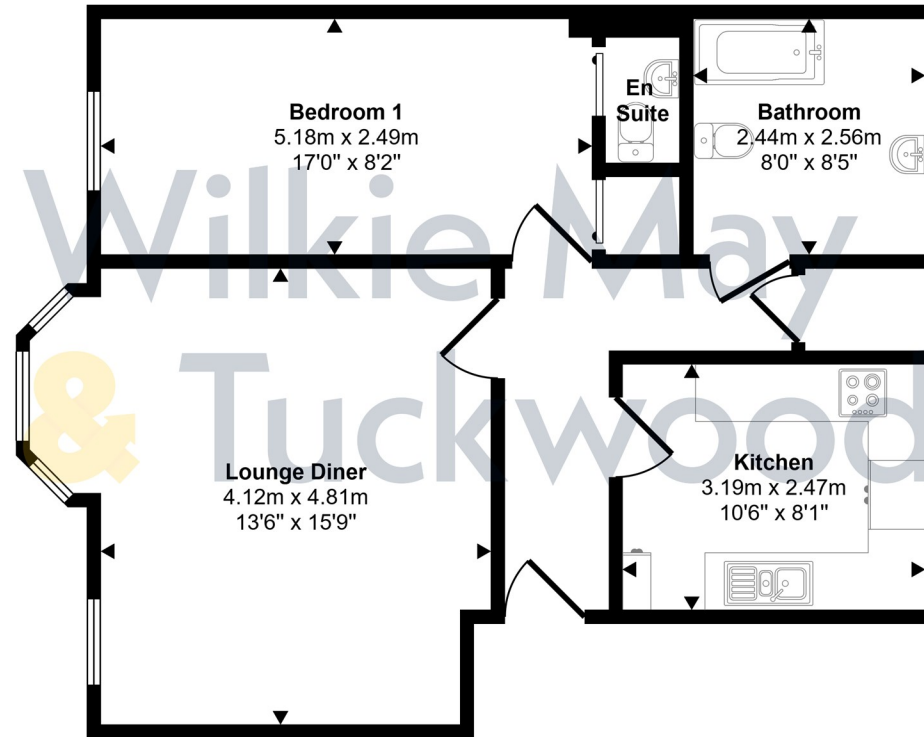
Price £145,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
60 sq m / 647 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 beautifully presented, one-bedroom ground floor apartment located in a purpose-built development within easy reach of town centre amenities and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction, this attractive property benefits from infra red heating and double glazing throughout, a modern kitchen and bathroom and an en-suite wc to the bedroom. There is also an allocated parking space.

- Purpose-built basement apartment
- Spacious accommodation
- Modern kitchen and bathroom
- Lovely views from the lounge diner and bedroom
- NO ONWARD CHAIN



The accommodation comprises in brief: security entry system to gain access to the communal hall with steps down to the apartment.

Entrance through front door into hallway with phone entry system, airing cupboard and doors to all rooms.

The lounge diner is a good-sized room with attractive bay window and further window to the front affording pleasant views over the town towards Exmoor.

The kitchen has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with matching upstands and coloured splash backs behind the sink and hob. There are also integrated appliances to include the hob with extractor hood over and double oven together with space and plumbing for a washing machine and dishwasher and spaces for a tumble dryer and tall fridge freezer.



The bedroom has an aspect to the front with pleasant views, built-in wardrobe and sliding door to an en-suite wc with wash hand basin.

The bathroom is fitted with a modern suite comprising bath with shower over, wash hand basin set into a vanity unit and low level wc.

Outside there is an allocated parking space close to the communal entrance door.

AGENT'S NOTE: The property is leasehold and held under the terms of a 155 year lease granted in 2008. There is a ground rent payable under the terms of the lease currently £210.10 per annum together with a service charge currently approximately £1,200.00 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity. Infra-red heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://consolidated.asking.com> 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: 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 22nd June 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 avoidable 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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