Hillview Road

Minehead TA24 8EG

Price £155,000 Leasehold

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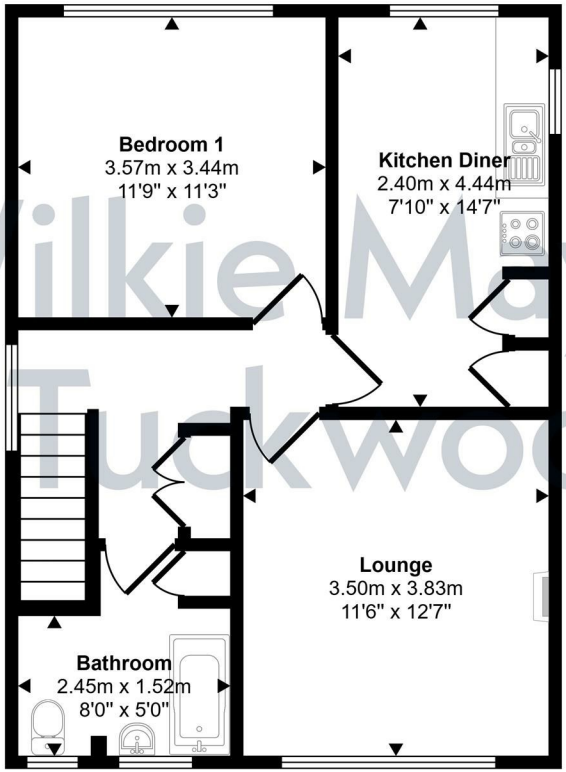
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
51 sq m / 552 sq ft



Wilkie May & Tuckwood

First Floor

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

A one bedroom first floor apartment requiring general updating, situated within a popular residential area of Minehead, offered for sale with NO ONWARD CHAIN.

- Purpose-built light and spacious first floor apartment with own entrance
- One double bedroom
- Kitchen/dining Room
- Sitting room
- Bathroom
- Fine views
- Long garden
- Garage
- NO ONWARD CHAIN

Of cavity wall construction under a pitched, tiled roof, this property benefits from its own entrance, electric heating, double glazing throughout and a garage in a block close by.

The accommodation comprises in brief: entrance through front door to the side into a small hall with stairs to the first floor and main hallway.

Main hallway with window to side, built-in storage cupboard and doors off to sitting room, kitchen/dining room, bedroom and bathroom.

The sitting room is a good sized room with large window to the rear providing attractive and far reaching views.

The kitchen/dining room features a dual aspect, with original 70's built-in cupboards with stainless steel single sink and drainer unit. There is also space for a cooker, fridge freezer as well as plumbing for a washing machine.

There is a good size double bedroom with large window facing to the front with distant views.

Completing the accommodation is a bathroom, fitted with a three piece suit and part-tiled walls together with an airing cupboard with water heater. There are two windows facing to the rear.

Outside is a long garden with shrubs and lawn from pavement to rear with a pathway leading to own entrance and on to the garage. There is also a door to an understairs storage cupboard.

Garage in a block with shared driveway to the side providing access.

AGENT'S NOTE: The property is leasehold and held under the terms of a lease granted in 1976 for the term of 999 years. There is a ground rent payable under the term of the lease of £50.00 per annum.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains electricity, water and drainage. Electric heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///wells.motorist.tooth **Council Tax Band:** A

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 19th 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.

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