





Esplanade

Minehead TA24 5BE

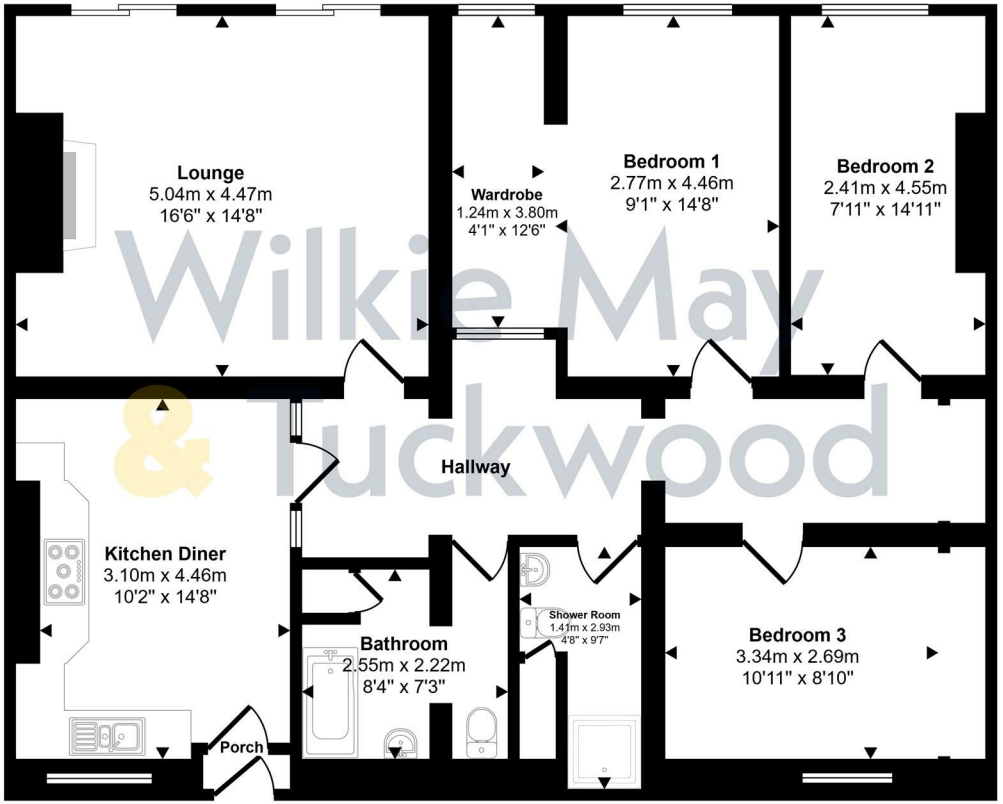
Price £230,000 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
115 sq m / 1243 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

OFFERED FOR SALE WITH NO ONWARD CHAIN - a spacious three-bedroom lower ground floor apartment situated within a large period property upon Minehead sea front which has been refurbished throughout.

- Spacious apartment on Minehead sea front
- Gas fired central heating throughout
- Bathroom and separate shower room
- Attractive communal gardens
- Fully refurbished
- NO ONWARD CHAIN





Of stone construction and forming part of a large period property, benefits include gas fired central heating throughout, a newly fitted kitchen, as well as a new bathroom and shower room. There is a small courtyard area immediately outside the lounge and attractive communal gardens.

The accommodation comprises in brief: entrance through its own front door into porch with door through to the kitchen diner. The kitchen area is fitted with a new range of wall and base units, sink and drainer incorporated into work surface, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. A door leading through to an internal hallway. From this hallway, doors lead to the lounge, bedrooms, bathroom and shower room. The lounge is a large room with two sets of sliding doors giving access to the courtyard and a feature brick fireplace. The property is carpeted throughout.

Two of the bedrooms have aspects to the front and the third has an aspect to the rear. There is also a newly fitted bathroom and separate, newly fitted shower room.

Outside, immediately outside the lounge there is a small courtyard area and steps leading to a private garden area and the attractive communal gardens which are predominately laid to lawn. This property is only one of two in the building to have direct access to the communal gardens and out on to the seafront and beach. There is also storage space within a shared storage room adjacent to the property. The property further benefits from off road parking.

AGENTS NOTE: The property is leasehold and is held under the terms of a 179 year lease granted in 1992. There is a service charge payable under the terms of the lease currently £1,459.90 together with a ground rent currently £60.00 per annum.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, mains electricity, mains drainage and gas fired central heating

Local Authority: Somerset Council, Deane House, belvedere Road, Taunton, TA1 1HE

Property Location: ///spearhead.zoned.interests **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is likely 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: High Risk **Rivers and the Sea:** Medium 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 20th 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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