



Marley Close

Minehead TA24 6DS

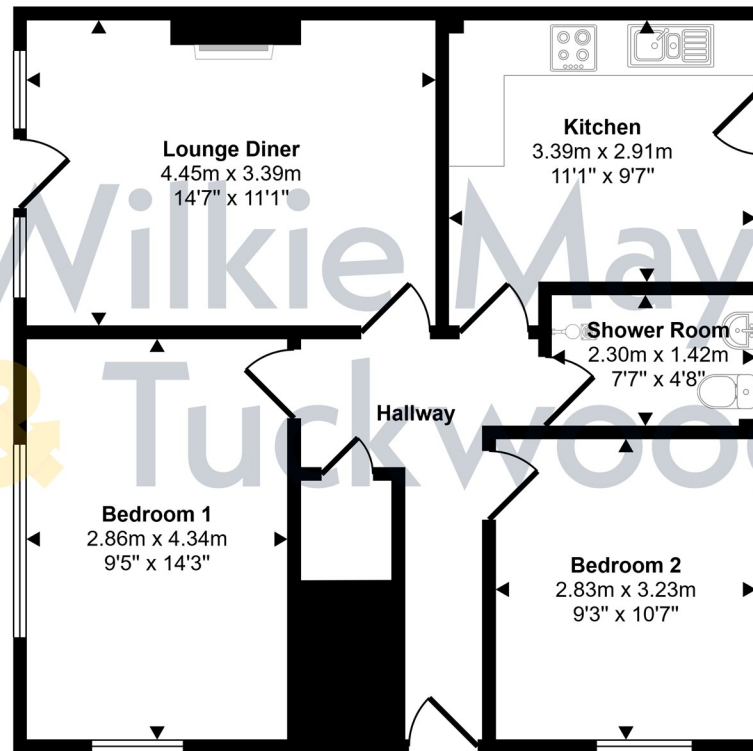
Price £141,500 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
61 sq m / 652 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

WITHIN EASY REACH OF LOCAL AMENITIES
- A conveniently located ground-floor apartment with two double bedrooms, gas-fired central heating, double glazing, and front and rear gardens.

- Two double bedrooms
- Ground floor apartment
- Gas central heating
- Double glazing throughout
- Front and rear gardens
- NO ONWARD CHAIN
- Convenient for amenities
- Modern fitted kitchen
- Ideal for first-time buyers



Wilkie May & Tuckwood are delighted to be able to offer this two bedroom ground floor flat situated conveniently for Alcombe's shops, schools and other amenities.

The property is entered via a front door leading into a central hallway, providing access to all principal rooms.

The lounge diner is generously proportioned and benefits from double-glazed doors opening directly onto the front garden, creating a bright and airy living space. A gas fireplace forms an attractive focal point, while a side access gate offers convenient external access.

The kitchen is fitted with a range of wall and base units and provides space for a small dining table. Integrated appliances include a gas oven and hob, with additional space for a washer dryer and fridge freezer. The kitchen also houses the gas-fired boiler and features a sink with drainer. A door leads directly to the rear garden.

Both bedrooms are well-sized doubles, each enjoying



dual-aspect windows that allow for excellent natural light throughout the day.

The accommodation is completed by a wet room, fitted with an accessible shower enclosure, WC and hand basin.

Externally, the property boasts a well-proportioned, level garden laid predominantly to lawn adjacent to the lounge diner. A further area of lawn and paved slabs is accessed from the kitchen, offering additional outdoor space suitable for seating or entertaining. The property also benefits from two detached garden stores, providing useful external storage.

AGENTS NOTE: This property is Leasehold and is held under the residue of a 125 year lease. There is a service charge payable under the terms of the lease currently £57.61 per month.



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: <https://amp1tier.splints.courage.co.uk/splints/courage-co.uk/amp1tier/splints/courage-co.uk/>

Broadband and mobile coverage: We understand that there is good outdoor 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:** location is outside of a groundwater flood alert area. 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 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 28th August 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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