





**Hopcott Road**

Minehead TA24 5SZ

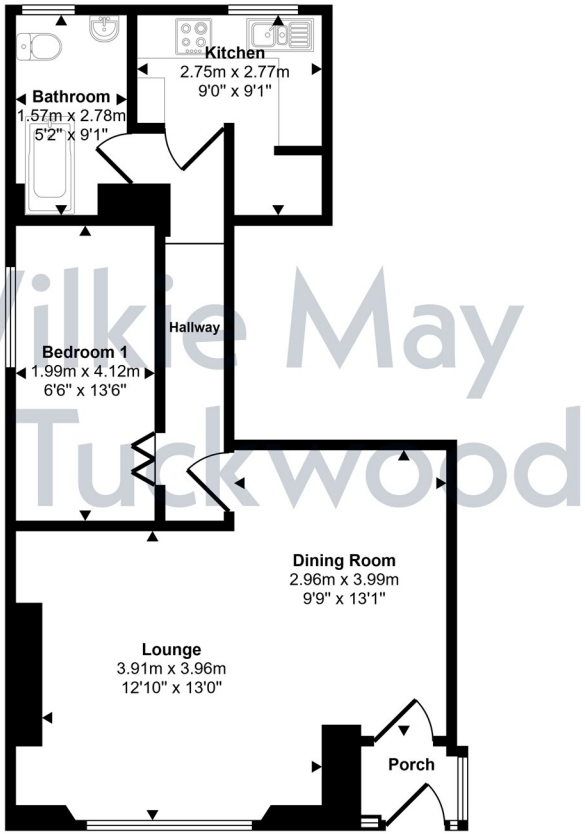
Price £129,950 Leasehold

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Wilkie May & Tuckwood

# Floorplan

**Approx Gross Internal Area**
**54 sq m / 578 sq ft**




Wilkie May & Tuckwood

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.

WM&T

# Description

**A well-presented one-bedroom ground floor apartment with attractive communal gardens sitting within an attractive converted property on the outskirts of Minehead.**

- One-bedroom ground floor apartment
- Well-maintained communal gardens
- Lovely views towards North Hill
- Off road parking to the rear
- Internal viewing highly recommended





The property benefits from electric heating throughout, a spacious lounge dining room, off road parking to the rear and lovely views from the communal gardens towards North Hill.

The accommodation comprises in brief: entrance through the front door into a porch with windows to the front and side and door through to the lounge dining room.

This is a large, light and airy room with part wood effect flooring and part carpet and picture window to the front with pleasant views over the communal gardens.

A door leads through to an internal hallway with feature wall with inset glass blocks and doors to the kitchen, bedroom and bathroom.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with splash back, integrated cooker and hob, space and plumbing for a washing machine and space for a tall fridge freezer. There is also a window to the rear.

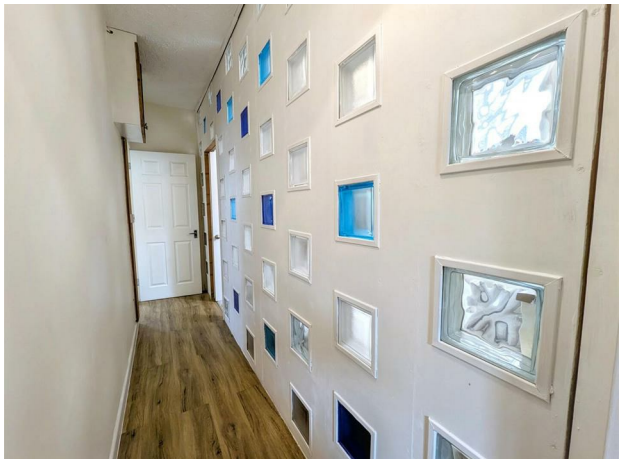
The bedroom is a good-sized room with window to the side.

The bathroom is fitted with a modern three piece suite and has a window to the rear.

Outside, the property sits within well-maintained communal gardens, the majority with lovely views. The parking area is located to the rear of the property.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1985. There is a service charge payable under the terms of the lease currently £1,359.23 per annum.







GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Leasehold

**Services: Mains water, drainage and electricity.**

**Local Authority:** Somerset Council, Taunton 1

**Property Location: ///ferried.nurtures.hazel** **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 4th November 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.

**Tel: 01643 704400**

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