The Parks

Minehead TA24 8BQ

Price £137,500 Leasehold

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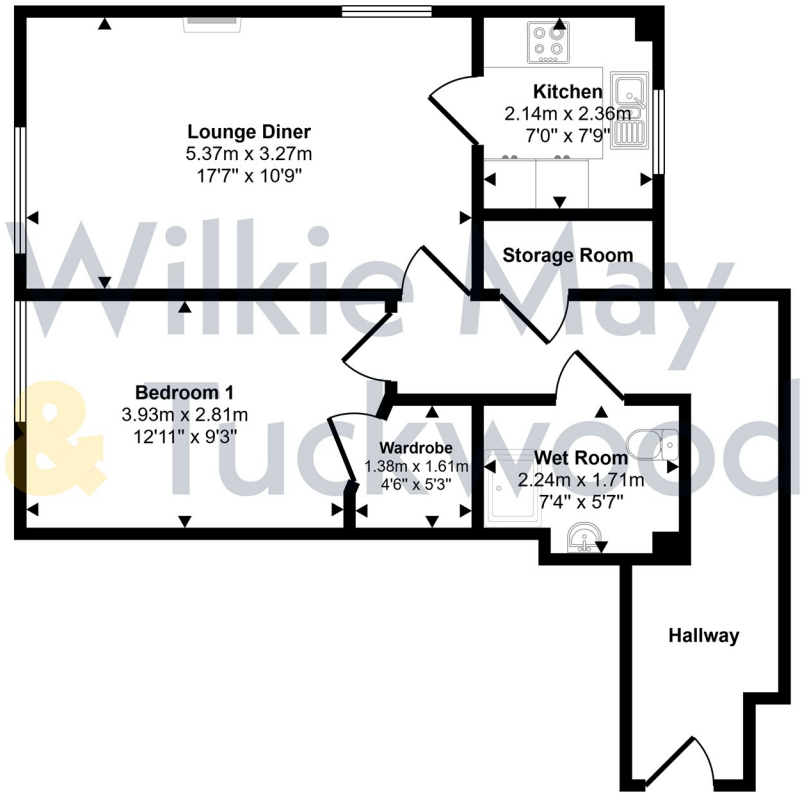
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
57 sq m / 611 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.

WM&T

Description

A one-bedroom first floor retirement apartment situated within a purpose-built development in the sought-after Parks area of Minehead offered for sale with NO ONWARD CHAIN.

- Within easy reach of town centre amenities
- One bedroom first floor retirement apartment
- Kitchen with fitted appliances
- Triple glazing and electric underfloor heating
- NO ONWARD CHAIN

The property benefits from triple glazing throughout, a fitted kitchen with integrated appliances, a fitted wet room, electric underfloor heating, a camera entry system, a 24-hour emergency call system, lift access, the services of a house manager and beautifully maintained communal gardens with gated access to The Parks Walk.

There is also a guest suite, a communal laundry room, a homeowner's lounge and the availability for on-site car parking.

The accommodation comprises in brief: entrance through front door into hallway with doors to a good-sized storage room, the lounge diner, bedroom and wet room.

The lounge diner is a large double aspect room with window to the side and window to the front affording pleasant views. A door opens to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated fridge, freezer, oven and hob with extractor hood over. There is also a window.

The bedroom has a window to the front with a pleasant outlook and door to a walk-in wardrobe.

The wet room is fitted with a three-piece suite.

Outside the property sits within beautifully maintained communal gardens with a large patio area, areas laid to lawn and gated access to The Parks Walk. To the front there is a residents' car park where it is possible to rent a space on an annual basis.

It is understood that pets are allowed in the property subject to approval by the management company.

AGENT'S NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 2014. There is a service charge payable under the terms of the lease currently £315.32 per month together with a ground rent currently £212.00 payable every six months.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, The Crescent, Taunton TA1

Property Location: ///inserting.burying.vines **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: 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 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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