Carlton Court

Minehead TA24 5PL

Price £70,000 Leasehold

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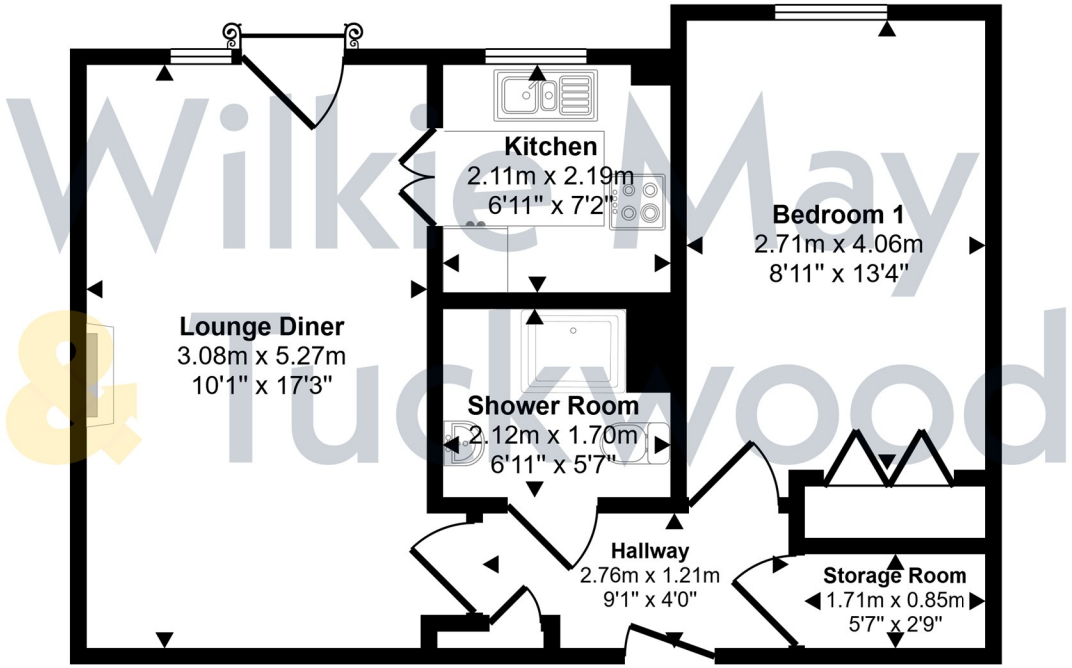
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
44 sq m / 477 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

TOP FLOOR RETIREMENT APARTMENT WITH NO CHAIN - situated within easy reach of Minehead town centre, Blenheim Gardens and the sea front.

- Within easy reach of the town centre
- Close to Blenheim Gardens and a level walk from the sea front
- Lift access and services of a house manager
- Communal gardens and parking area
- NO ONWARD CHAIN

Of cavity wall construction, the property has been purpose-built to provide comfortable accommodation with the added benefit of lift access, the services of a house manager, a laundry room, a residents' lounge, visitor's accommodation, attractive communal gardens and a parking area.

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

The lounge diner is a good-sized room with feature fireplace and door with window alongside opening to a Juliet balcony with pleasant views down Blenheim Road towards the coast.

Double doors open to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye level oven, integrated electric hob with extractor hood over and space for under counter white goods. There is also a window to the front.

The bedroom is another good-sized room with window to the front and built-in wardrobe.

The shower room is fitted with a modern suite comprising shower room, wash hand basin set into a vanity unit and wc.

Outside, the property sits within well-maintained communal gardens. There is also a residents' parking area.

AGENT'S NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 2004. There is a service charge payable under the terms of the lease which from the 1st September 2026 will be £3,568.60 together with a ground rent which will be £375.00.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///brotherly.lends.prestige **Council Tax Band:** B

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: Low risk **Rivers and the Sea:** High 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 6th 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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