



Holloway Street

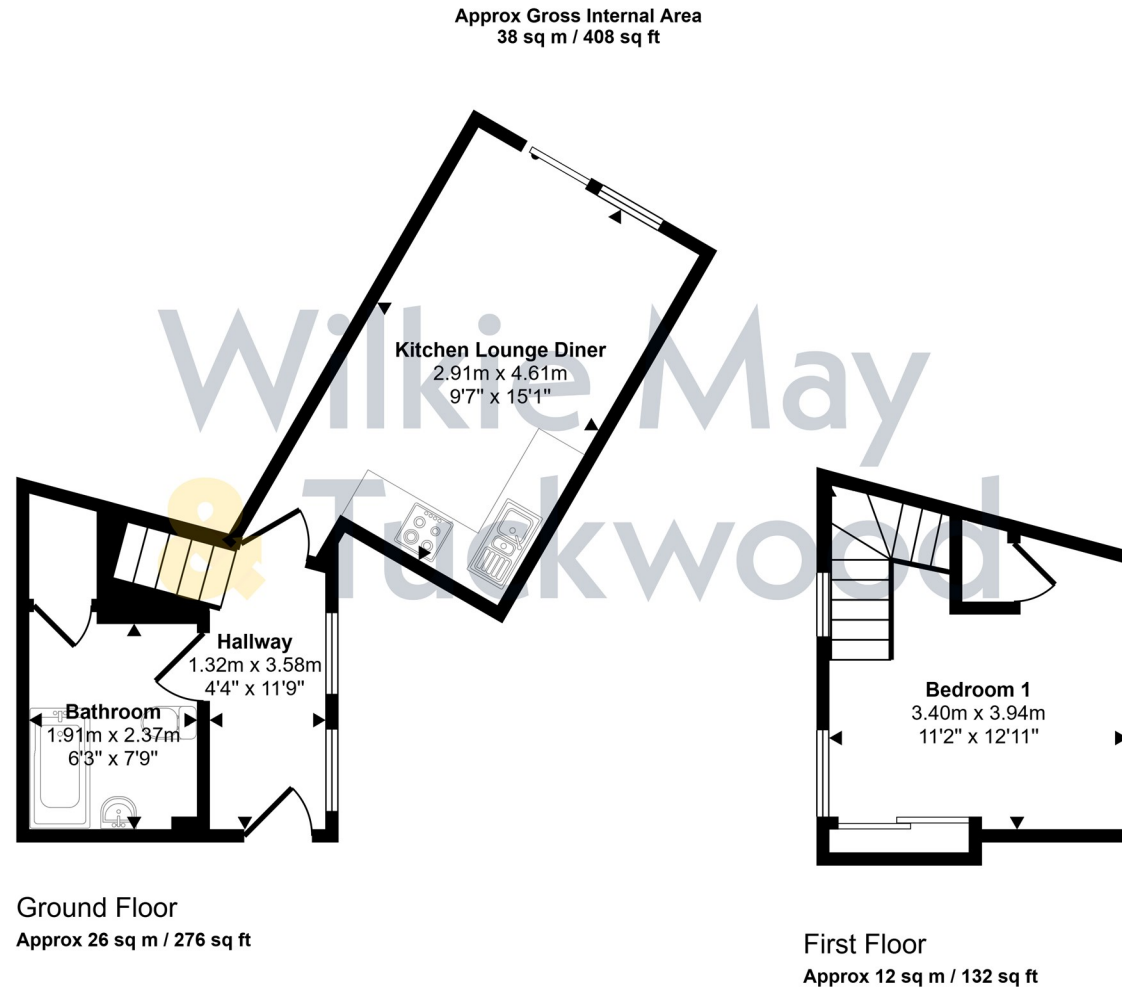
Minehead TA24 5NP

Price £99,950 Leasehold



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.

Description

**NEWLY REFURBISHED ONE-BEDROOM
MAISONETTE - with courtyard garden
situated in a tucked away position
within easy reach of town centre
amenities and offered for sale with NO
ONWARD CHAIN.**

- Within easy reach of town centre amenities
- Council Tax Band A
- Small courtyard garden
- Modern kitchen and bathroom
- NO ONWARD CHAIN



Of brick and cavity wall construction under a pitched roof, the property benefits from a modern kitchen and bathroom with internal viewing highly recommended.

The well- maintained accommodation comprises in brief: entrance through communal front door into communal hallway shared with other owners in the building.

Entrance through ground floor front door into hallway with windows to the side, stairs to the first floor and doors into the open plan kitchen lounge diner and bathroom.

The kitchen lounge diner is a good-sized room with window at one end and sliding patio doors, opening to the courtyard garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, brand new integrated oven and hob with extractor hood over and space for undercounter fridge freezer.

The bathroom is fully tiled and fitted with a modern suite comprising bath with new electric shower over, low level



wc and wash hand basin fitted into a vanity unit. There is also an understairs cupboard with space and plumbing for a washing machine.

To the first floor, the stairs open to the bedroom which is a lovely, light room with two windows on either side and two fitted wardrobes (one housing the hot water tank).

Outside and accessed from the kitchen lounge diner, there is a small, private courtyard garden.

Agent's Note:

The property has been recently fitted with Dimplex Quantum high heat retention storage heaters, offering energy-efficient, cost-effective heating by making use of off-peak electricity to provide consistent, reliable warmth.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold. The property is held under the terms of a 99 year lease granted in 2007.

Services: Mains water, electricity and drainage are connected.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://www.twinkl.co.uk> 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: 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 purchasers 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 July 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 avoidable 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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