



## Bernard Crescent

Minehead TA24 5HP

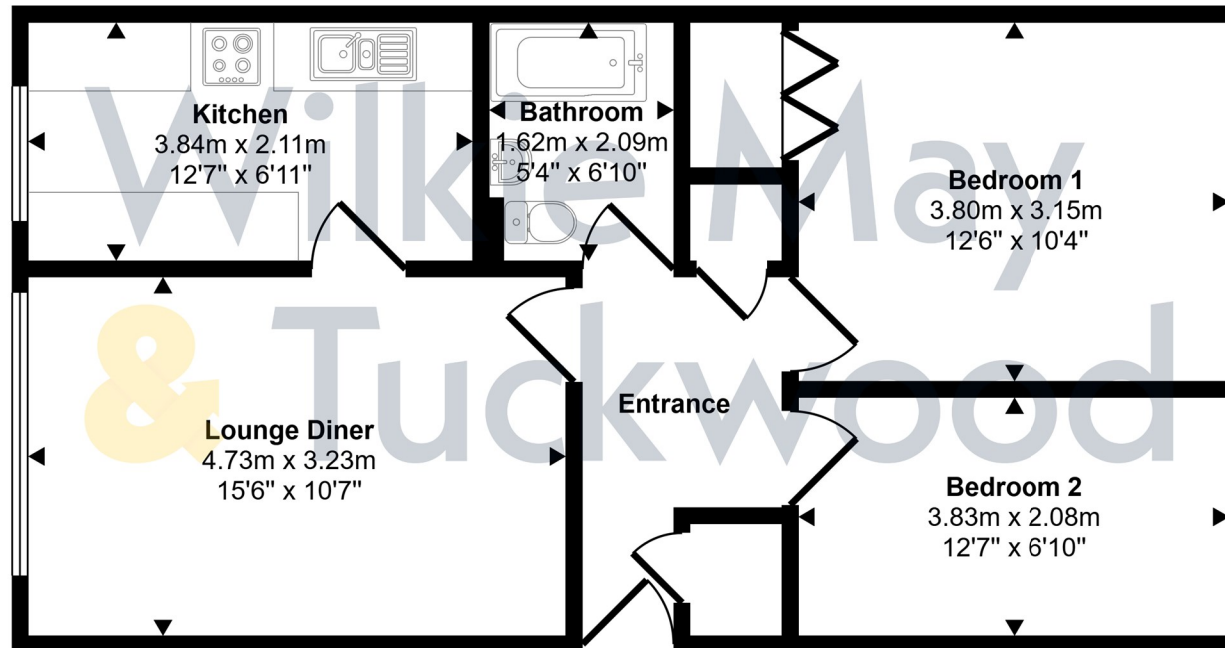
Price £140,000 Leasehold

			
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Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
57 sq m / 618 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

**A beautifully presented two-bedroom ground floor apartment situated in a purpose-built development within easy reach of town centre amenities.**

**Of cavity wall construction, the property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a garage located in a block close by and well-maintained communal gardens.**

- Beautifully presented ground floor Apartment
- Modern kitchen and bathroom
- Attractive communal gardens
- Garage in a block close by
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to the lounge diner, bedrooms and bathroom.

The lounge diner is a good-sized room with large window affording pleasant views over the communal gardens and wood effect flooring.

From the lounge diner, a door leads through to the kitchen which has been fitted with a modern range of wall and base units and sink and drainer incorporated into wood effect work surface with tiled surrounds. There is also space for a slot in electric cooker, space and plumbing for a washing machine and space for a tall fridge freezer. There is also a window overlooking the communal gardens.

Bedroom one has a large window with views over the communal gardens and a range of fitted wardrobes. Bedroom two also has views over the gardens.



The bathroom is fitted with a modern suite comprising bath with rainwater shower, a wash hand basin set within a vanity unit and wc.

Outside, the property sits within well-maintained communal gardens. There is also a garage set within a block close by.

AGENT'S NOTE: The property is leasehold and held under the terms of a lease granted in 1984 for the terms of 999 years. There is a service charge payable of £1,200 per annum together with a ground rent of £10.00 per annum.

There is a restriction in the lease preventing the letting out of the property.



## GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity. Gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton TA1

Property Location: <http://camperstraders.rigs> 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: Very low risk Rivers and the Sea: Medium risk Reservoirs: Unlikely Groundwater: Unlikely.** We recommend you check the

risks on <http://www.gov.uk/check-long-term-flood-risk>

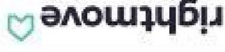
**Planning:** Local planning information is available on <http://www.somersetstandtaunton.gov.uk/asp/>

**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 15th April 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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