



Hillview Road

Minehead TA24 8EG

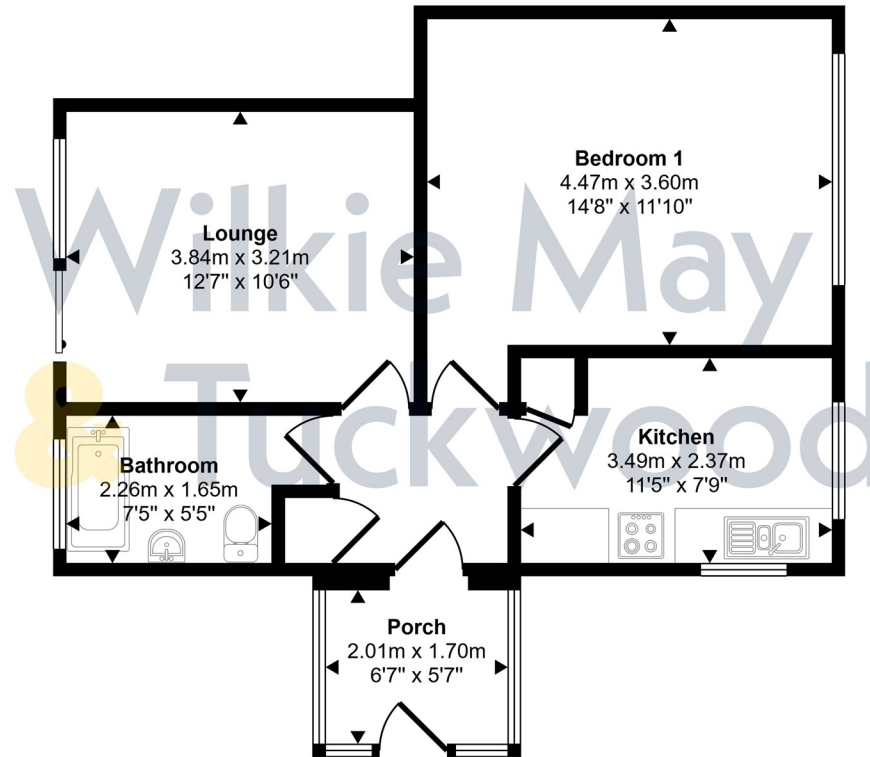
Price £160,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
51 sq m / 554 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 one-bedroom ground floor apartment situated within a popular residential area of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction, this property benefits from gas fired central heating and double glazing throughout, gardens to the front and rear and a garage in a block close by.

- One bedroom ground floor flat
- Gardens to the front and rear
- Garage located close by
- Popular residential area of Minehead
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door to the side into a porch with door through to a hallway with storage cupboard.

From the hallway, doors open to the lounge, kitchen, bedroom and bathroom.

The lounge is a good-sized room to the rear of the property with sliding patio door opening out to the garden.

The kitchen is a double aspect room to the front and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot-in cooker with extractor hood above and space with plumbing for a washing machine. There is also a wall mounted gas boiler for heating and hot water.

The bedroom is a large double room with window to the front and the fitted bathroom has an aspect to the rear.

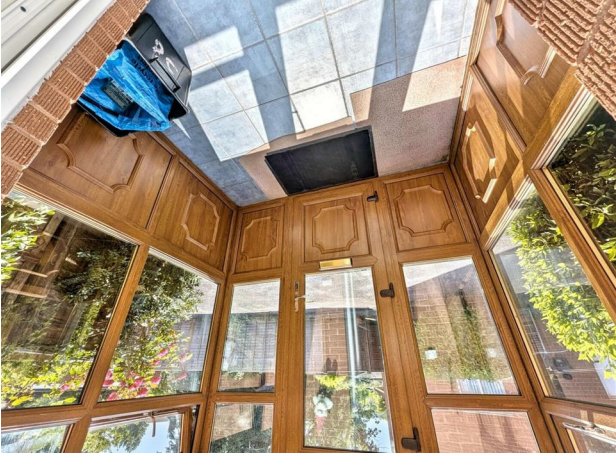
The bathroom is fitted with a suite comprising bath, wc and wash hand basin. There is also a window to the rear.



Outside, the property is approached over a driveway to the side providing off road parking leading to the garage.

To the front there is an area of garden with flower bed. The good-sized rear garden is accessed to the side or via the lounge and is planted with a variety of shrubs and flowering plants. There is also a shed.

AGENT'S NOTE: The property is leasehold and held under the terms of a lease granted in 1976 for the term of 999 years. There is a ground rent payable under the term of the lease of £25.00 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://cement.nibbled.braved> 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>

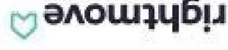
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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, references 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 2nd 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. 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 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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 feature 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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