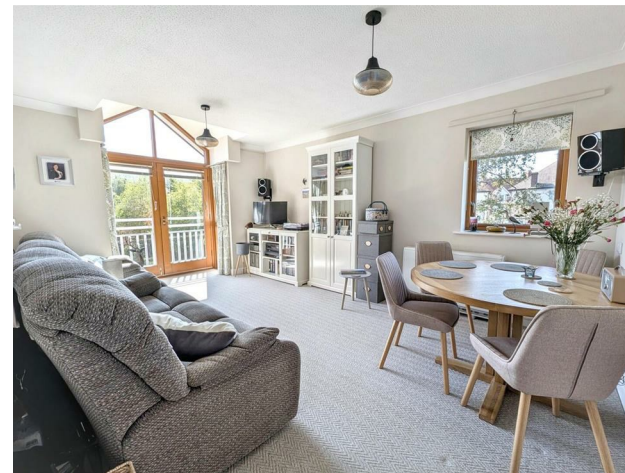




Vennland Way

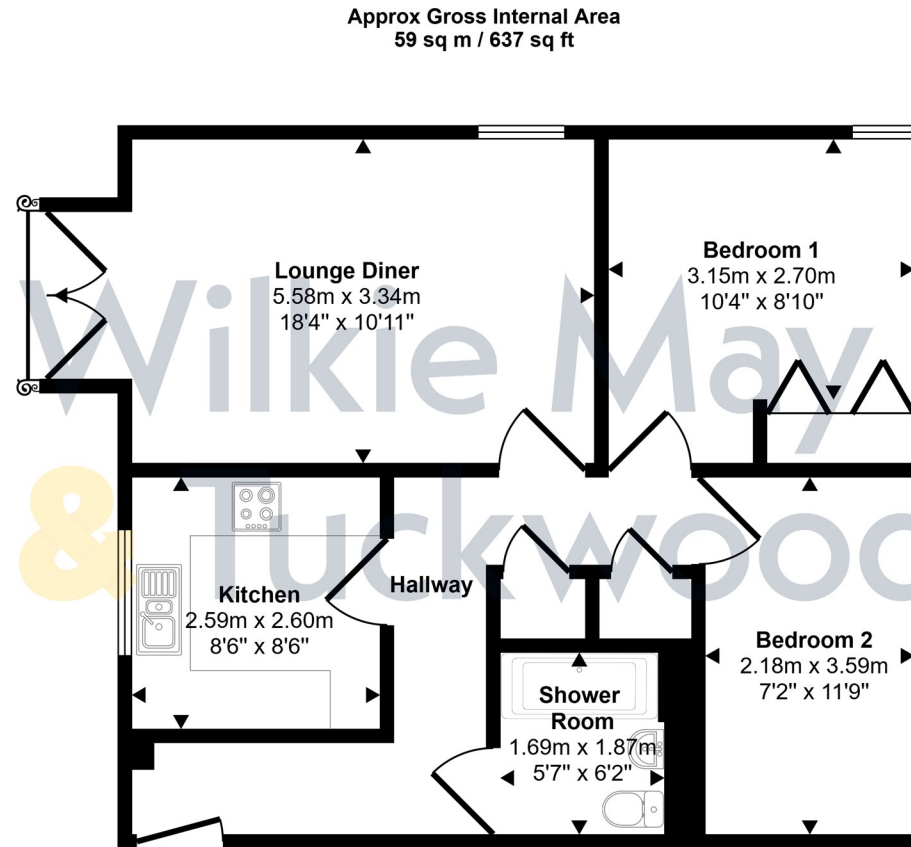
Minehead TA24 5DA

Price £125,000 Leasehold



**Wilkie May
& Tuckwood**

Floorplan



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 WELL-PRESENTED TWO-BEDROOM RETIREMENT APARTMENT - with separate kitchen, residents' parking and communal gardens situated within easy reach of Minehead sea front.

- Popular purpose-built retirement development
- Separate kitchen and two bedrooms
- Lift access and services of a house manager
- Residents' parking area
- Pleasant views over the garden



Forming part of a popular retirement development within easy reach of Minehead town centre and the sea front, this is a well-presented two-bedroom first floor retirement apartment with the added benefit of a separate kitchen.

The accommodation comprises in brief: entrance through front door into a hallway with two storage cupboards and doors to all accommodation.

The lounge diner is a good-sized room with ample space for a dining table and chairs, a south facing Juliet balcony affording pleasant views over the communal gardens and a window to the side.

The kitchen has views over the communal gardens and is fitted with a range of wall and base units and sink with drainer incorporated into work surface with tiled surrounds. There is also an integrated oven with hob and extractor hood over, space and plumbing for a washing machine and space for a tumble dryer and/or a fridge freezer.



There are also two bedrooms, the main bedroom having a double aspect corner window and fitted wardrobe. There is also a shower room fitted with a large walk-in shower and a fitted unit incorporating the wash hand basin and low level wc with cupboard and mirror above.

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

AGENT'S NOTE: The property is leasehold and held under the terms of a Lease dated the 1st January 1990 granted for the term of 125 years. There is a ground rent payable under the terms of the lease currently £291.00 per annum together with a service charge currently £3,683.06 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity

Local Authority: Somerset Council, Taunton TA1

Property Location: [//revived.premature.shuttled](#) 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: Medium risk Rivers and the Sea: 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 or 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 25th August 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 1998. 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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