



The Parks

Minehead TA24 8BS

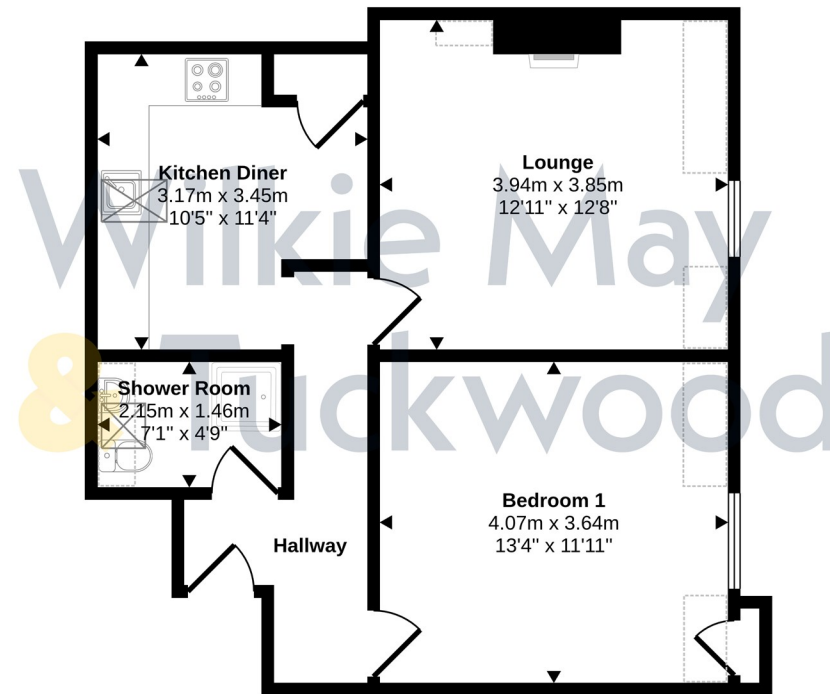
Price £137,500 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
52 sq m / 560 sq ft



Floorplan

 Denotes head height below 1.5m

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

**WITHIN EASY REACH OF TOWN CENTRE
AMENITIES - a well-presented, one-
bedroom second floor apartment with
attractive communal garden.**

- Forming part of an attractive Grade II listed property
- Within easy reach of town centre amenities
- Communal garden to the rear
- Lovely views of the surrounding hills
- Internal viewing highly recommended



Of timber framed construction under a slate roof, this attractive property benefits from gas fired central heating, partial double glazing, an attractive communal garden and lovely views of the surrounding hills.

The accommodation comprises in brief: entrance through communal front door into hallway with stairs to the second floor.

Front door into a good-sized hallway with doors to the lounge, bedroom and shower room and open access into the kitchen.

This is fitted with a range of wall and base units, butler style sink incorporated into wooden work surface with matching upstands and integrated appliances to include a cooker, induction hob with extractor hood over, dishwasher and washing machine. There is also space for a tumble dryer, wood effect flooring, ample space for a table and chairs and velux window.



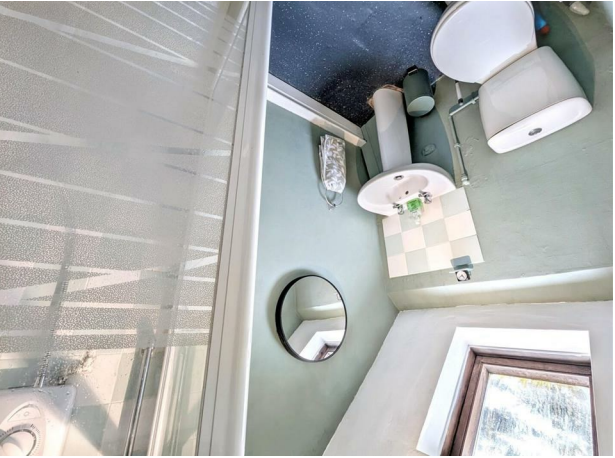
The lounge is a good-sized room with fireplace incorporating an electric fire and window to the front with lovely views.

The bedroom is another good-sized room also with lovely views to the front and an eaves storage cupboard.

The shower room is to the rear of the property and fitted with a three piece suite and velux window.

Outside, to the rear, there is an attractive, level communal garden laid with ease of maintenance in mind.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1985. There is a service charge payable under the terms of the lease currently £509.56 together with a ground rent currently £25.00.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///conducted. aquatic. nuns 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>

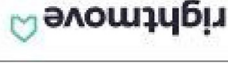
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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, 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 or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 8th September 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, 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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