



Orchard Rise

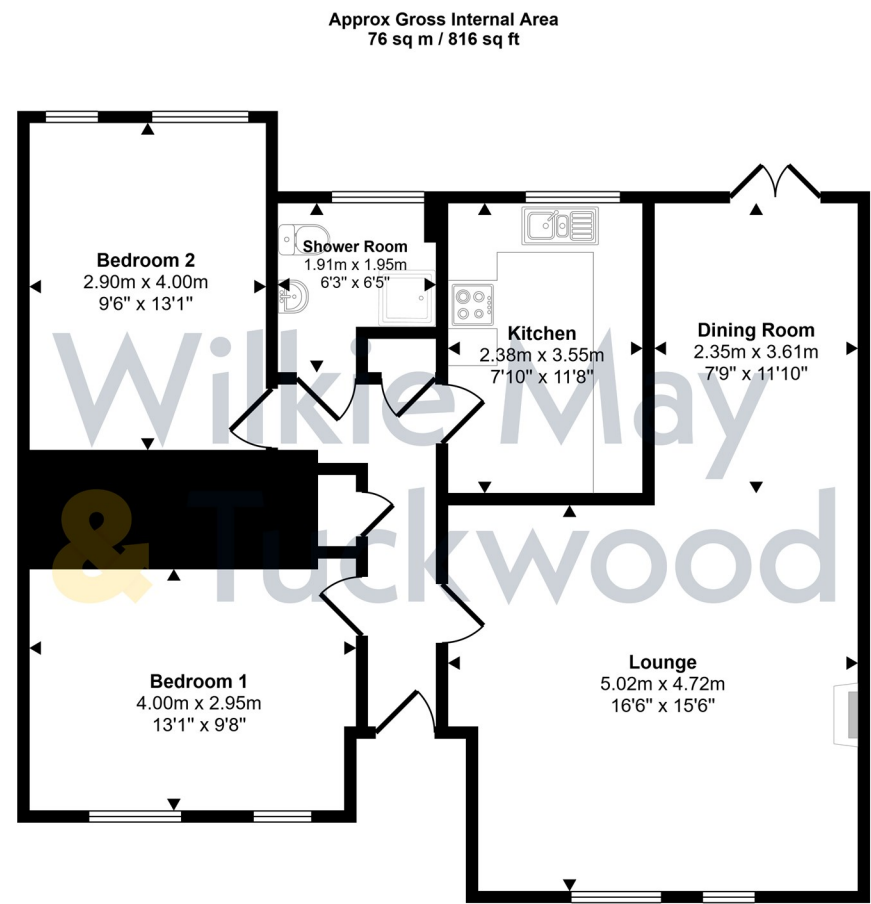
Minehead TA24 8LY

Price £260,000 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

An attractive, two-bedroom ground floor apartment situated in a purpose-built development within the sought-after village of Porlock and offered for sale with NO ONWARD CHAIN.

- Purpose-built apartment within a block of four other properties
- Sought after village location
- Garage located in a block close by
- Attractive communal gardens
- NO ONWARD CHAIN



Of cavity wall construction, the property benefits from double glazing throughout, a garage located in a block close by and well-maintained communal gardens.

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

The lounge diner is a large, double aspect room with two windows to the front and French doors to the rear opening to a small patio area.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, 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 serving hatch into the dining area and a window to the rear.



Bedroom one has two windows to the front with pleasant views and bedroom two has two windows to the rear with views over the communal gardens.

The shower room is fitted with a suite comprising shower cubicle, wc and wash hand basin. There is also an obscured window to the rear.

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

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1984. There is a ground rent of £25 plus a service charge payable under the terms of the lease currently £1,029.00 per annum. A purchaser of the property will become a shareholder in the management company Orchard Rise (Doverhay) Management Ltd. and will receive one share in the company.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity. Electric storage heaters.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://lobster.leaky.torch> Council Tax Band: C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 75 Mbps download and 17

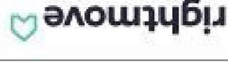
Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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/>

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