





Periton Mead

Minehead TA24 8DW

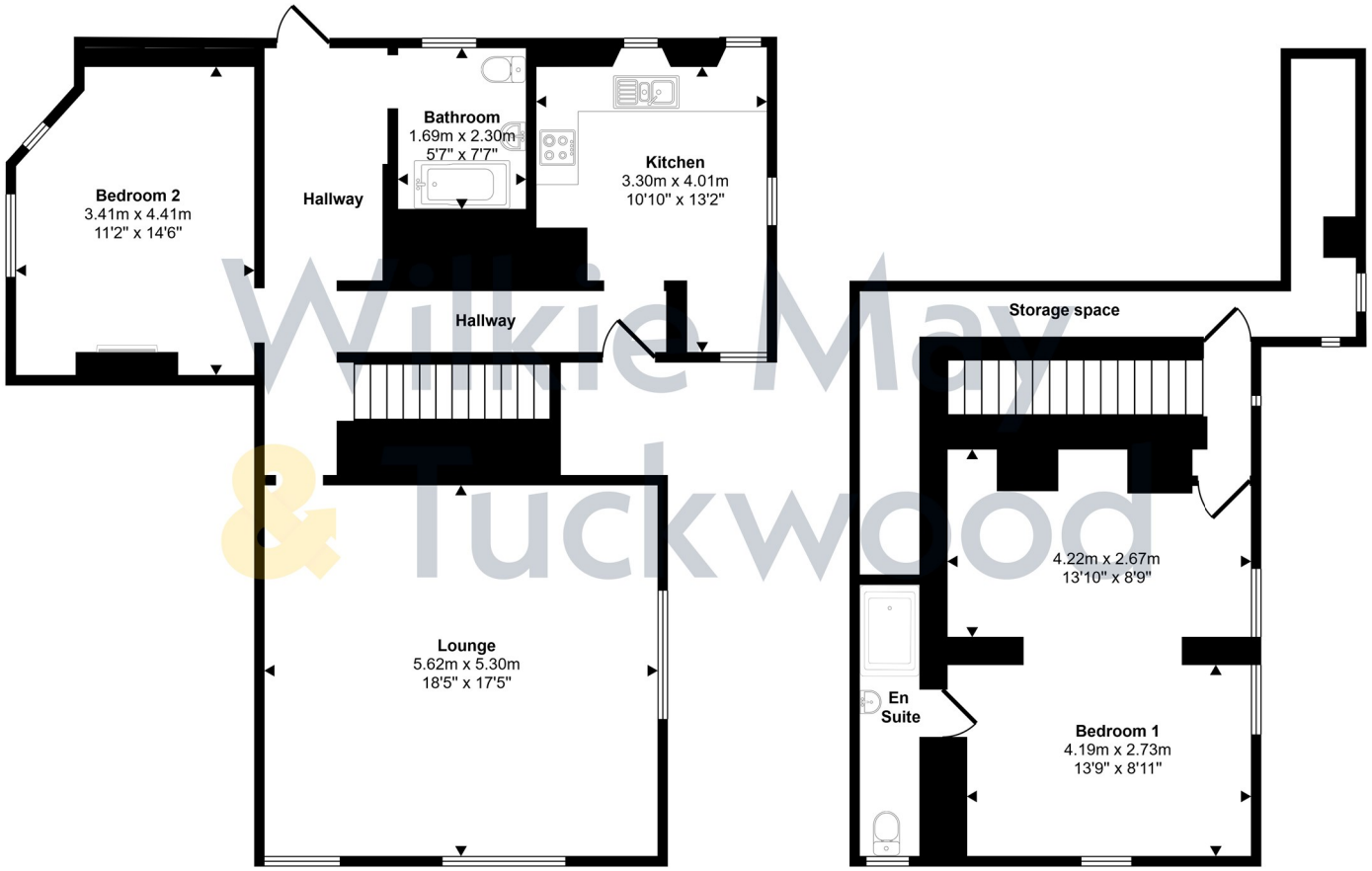
Price £285,000 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
133 sq m / 1436 sq ft



Ground Floor
Approx 84 sq m / 900 sq ft

Basement
Approx 50 sq m / 536 sq ft

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.

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Description

STUNNING TWO-BEDROOM SPLIT-LEVEL APARTMENT - with two parking spaces forming part of the magnificent Periton Mead house.

- Apartment situated within a wonderful Grade II listed property
- Very attractive communal gardens
- Two parking spaces
- Fitted kitchen, bathroom and en-suite
- Retains some original features
- Internal viewing highly recommended





This beautiful Grade II listed property has been lovingly converted by local developer Ware to provide fourteen one, two and three-bedroom apartments and one, two-bedroom coach house, the majority of which retain the original stone mullion windows and two of which retain original fireplaces.

The accommodation comprises in brief: ground floor entrance door into the hallway and doors to the lounge, separate kitchen, bathroom and one of the bedrooms. There are also stairs leading down to the basement.

The lounge is a lovely, large room which retains three sets of mullioned windows.

The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and fitted appliances to include electric oven and hob with extractor hood over, dishwasher and fridge/freezer. There is also space and plumbing for a washer/dryer.

On this floor there is also a fitted bathroom.

The ground floor bedroom is a good-sized room retaining the lovely mullioned windows and an attractive fireplace.

The second bedroom is located in the basement area. It is a large room with windows on two sides and door to a fitted en-suite shower room. There is also a spacious storage area with two windows.

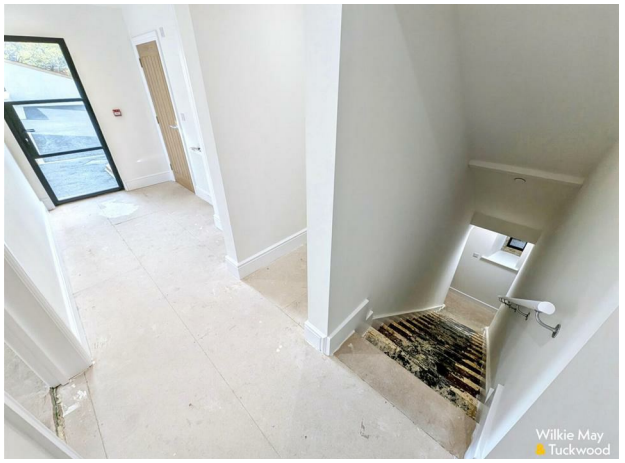
Outside, the property is approached over an attractive courtyard with impressive front door into a communal hallway giving access to the apartment's front door. The communal gardens are to the side and rear and predominantly laid to lawn with seating areas.

The property also has two parking spaces.

AGENTS NOTE: The property is leasehold and will be held under the terms of a new 999 year lease. A management company will be set up to deal with the maintenance of the gardens and parking area, the maintenance and cleaning of the common areas of the building and the insurance of the whole building. There will be an initial service charge payable of £1,584.03 per annum with a peppercorn rent (if demanded).







GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///presenter.topping.overture **Council Tax Band:** New Build

Broadband and mobile coverage: We understand that there is good 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 which have been sold, let or withdrawn. Photographs taken and details prepared 4th November 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.

The Property Ombudsman

rightmove

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