





Hopcott Road

Minehead TA24 5SZ

Price £129,950 Leasehold

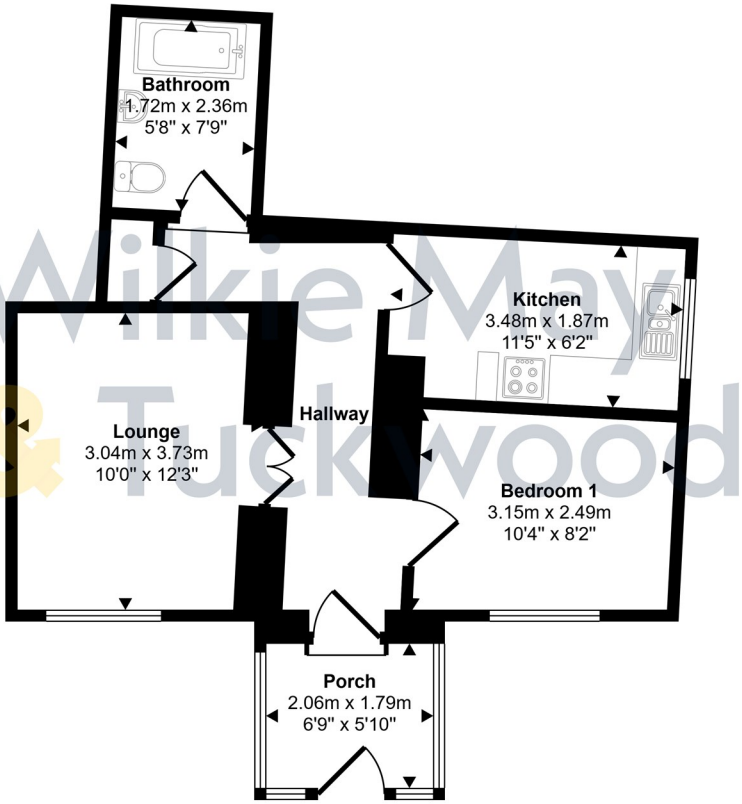
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EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
45 sq m / 485 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.

WM&T

Description

A well-presented one-bedroom ground floor apartment sitting within an attractive converted property on the outskirts of Minehead with lovely views towards North Hill.

- One-bedroom ground floor apartment on the outskirts of Minehead
- Lovely views towards North Hill
- Well-maintained communal gardens
- Off road parking to the rear
- Internal viewing highly recommended





The property has been updated by the current owner to include the addition of a re-fitted kitchen. Other benefits include off road parking to the rear, well-maintained communal gardens and lovely views towards North Hill.

The accommodation comprises in brief: entrance through the front door into a good-sized glazed porch with door through to the hallway which has wood effect flooring, an airing cupboard and doors to all rooms.

The lounge is a very attractive room with high ceiling, a large window affording lovely views towards North Hill and a continuation of the wood effect flooring.

The kitchen has been fitted with a range of wall and base units, sink and drainer incorporated into work surface with upstand and splash back, slot-in cooker with extractor hood over, space and plumbing for a washing machine and space for a tall fridge freezer. There is also a window to the side.

The bedroom has an aspect to the front with lovely views over the front garden towards North Hill.

To the rear of the apartment there is a fitted bathroom.

Outside, the property sits within well-maintained communal gardens, the majority with lovely views. The parking area is located to the rear of the property.

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 £1,359.23 per annum.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///ferried.nurtures.hazel **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/

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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.

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