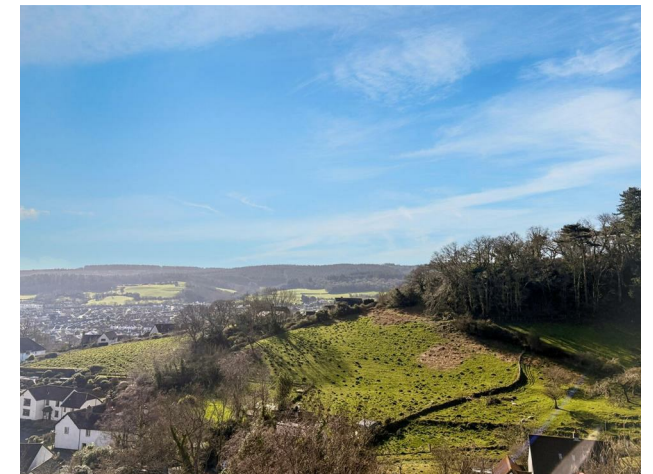




St. Michaels Road

Minehead TA24 5RZ

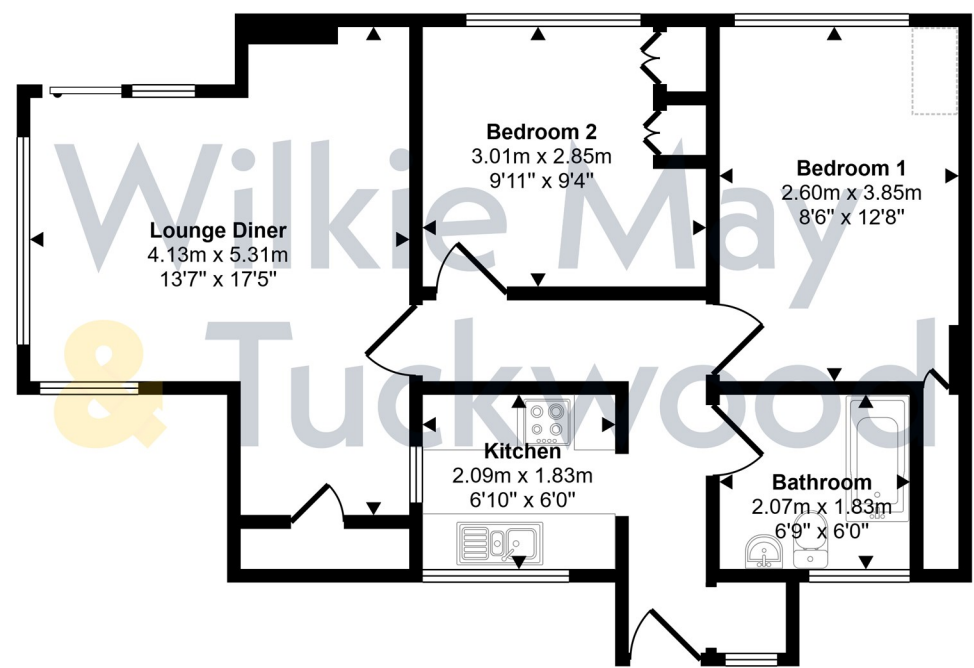
Price £99,950 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
55 sq m / 591 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

A rare opportunity to acquire a surprisingly spacious, two double bedroom second floor apartment forming part of a large detached house on the sought after North Hill area of Minehead, offered for sale with NO ONWARD CHAIN.

In addition to stunning views, the property benefits from gas fired central heating throughout, a large lounge diner with access to a roof terrace and a garage located in a block close by.

- Stunning views over the town towards the coast
- Sought after North Hill area of Minehead
- Large lounge diner with access to roof terrace
- Gas fired central heating
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this second floor apartment with wonderful views.

The accommodation comprises in brief: entrance through front door into hallway with doors to all rooms. The lounge diner is a large room with storage cupboard and picture window on one side enjoying wonderful views. Patio doors open to the roof terrace which has a cupboard housing the gas fired boiler.

The kitchen is fitted with a range of wall and base units, sink and drainer, space and plumbing for a washing machine, space for a cooker and space for a fridge freezer. There is also a window to the front.

Both bedrooms have windows to the front with wonderful views, with one having access to attic space. The bathroom is fitted with a three piece suite.



Outside, the property is accessed over several flights of steps outside the building. There is also a garage in a block close by with up and over door.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted on the 25th December 1993. There is no service charge payable but maintenance is split between the owners of the three flats in the building. Buildings insurance has been paid up until July 2026 with High Rise paying £244.15. The freehold of the building is owned by the owners for the time being of Flats 1 and 2 and High Rise as tenants in common in equal shares.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: <http://compiler.townhouse.reinvest> **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 65 Mbps download and 13

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 26th 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. 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.



Tel: 01643 704400

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TA24 6NH

