





Martlet Road

Minehead TA24 5PW

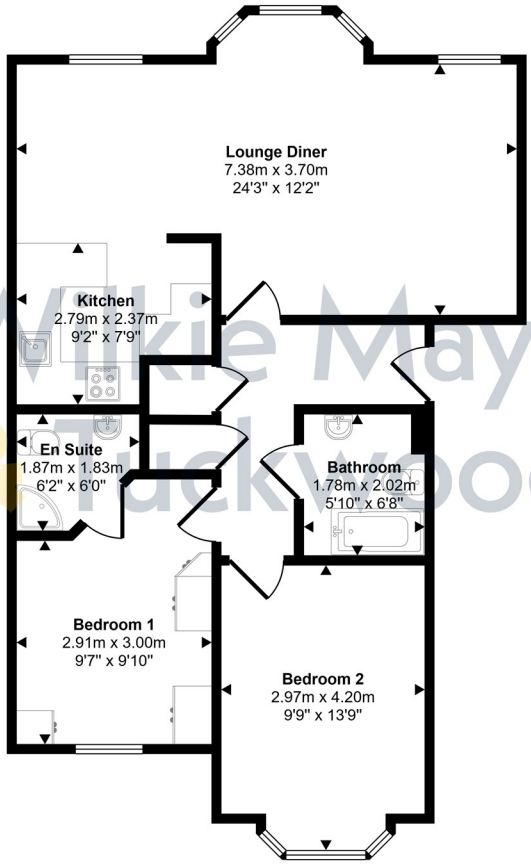
Price £199,950 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
71 sq m / 765 sq ft



Wilkie May & Tuckwood

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

BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR APARTMENT - situated within a purpose-built development on the lower slopes of North Hill with allocated parking space and far reaching views.

- Beautifully maintained by the current owners
- Refitted kitchen and en-suite
- One allocated parking space
- Far reaching views of the surrounding countryside
- Internal viewing highly recommended





Of cavity wall construction, this beautifully presented property benefits from gas fired central heating and double glazing throughout, a modern re-fitted kitchen and ensuite, an allocated parking space and wonderful views from the lounge diner towards the surrounding hills.

The accommodation comprises in brief: entrance through communal front door into a communal entrance hall. The apartment front door opens into a hallway with doors to all rooms and two cupboards, one housing the hot water tank and the other for storage.

The lounge diner is a lovely, large room with bay window to the rear and two windows on either side affording far reaching views over the town to the surrounding countryside.

There is also open access to the kitchen which has been re-fitted with a modern range of wall and base units, sink incorporated into quartz work surface with tiled surrounds, integrated oven with hob and extractor hood over, integrated microwave, space and plumbing for dishwasher and washing machine and space for a tall fridge freezer.

There are also two double bedrooms. Bedroom one has an aspect to the front and has been fitted with a range of wardrobes, dressing table and storage cupboards. A door also opens to a modern re-fitted en-suite shower room. Bedroom two also has an aspect to the front. The bathroom is fitted with a modern suite comprising bath with shower attachment, wc and wash hand basin inset into a vanity unit.

Outside the development sits within well-maintained communal gardens with the property benefiting from one allocated parking space.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///worksheet. backdrop.mixers **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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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