



St. Michaels Road

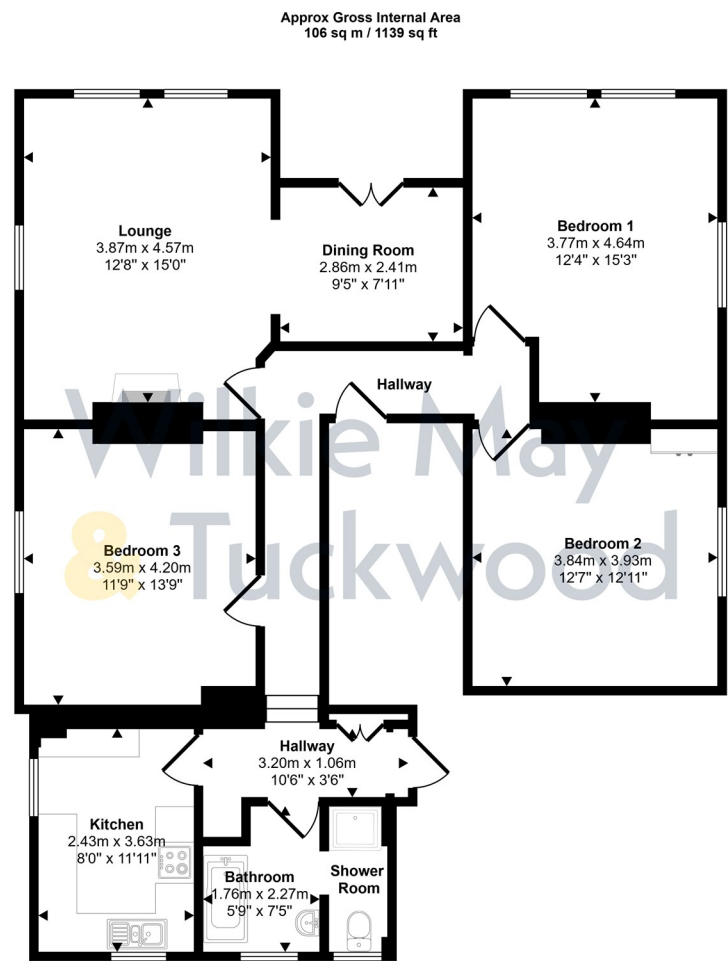
Minehead TA24 5JP

Price £299,950 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

With wonderful views over the Bristol Channel and the surrounding countryside, this is a stunning and surprisingly spacious, three double bedroom first floor apartment with good-sized garden forming part of an attractive Edwardian house.

- Stunning views over the coast and surrounding hills
- Sought after area of Minehead
- Spacious three double bedrooms
- Beautiful gardens benefiting from the lovely views
- NO ONWARD CHAIN



Of stone construction under a pitched roof, this lovely apartment benefits from gas fired central heating, sash windows to most of the rooms, a modern kitchen and bathroom and pretty gardens.

The accommodation comprises in brief: steps rise up from the communal hallway to the front door. A private hallway provides access to the principal rooms.

The lounge is a beautiful double aspect room with large windows designed to take full advantage of the views. There is also an attractive fireplace with inset wood burning stove. From the lounge, an archway leads through to the dining room which has double doors opening to a balcony which provides a wonderful, private seating area.

The master bedroom is another double aspect room with large windows affording views over the garden as well as the surrounding countryside. Bedrooms two and three have aspects on either side of the apartment, one with garden views, the other with sea views.

From the hallway, steps rise up to the rear of the apartment with access to the kitchen and bathroom. Just outside the kitchen there is space and plumbing for a washing machine and tumble dryer.



The kitchen is a double aspect room fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include a slimline dishwasher, fridge, freezer and cooker with gas hob and extractor hood over.

The bathroom is fitted with a four piece suite comprising bath, wash hand basin, wc and separate shower cubicle. There are also two windows to the rear.

From the rear hallway, a door opens onto the attractive split level garden, one of the standout features of this property. Enjoying extensive views across Minehead, the large private garden wraps around the side and rear and is mainly laid to lawn, with mature trees and shrubs that frame the far reaching outlook.

A paved terrace provides an ideal spot for al fresco dining and entertaining. The flat also benefits from a shed equipped with both light and power, making it suitable for use as a workshop.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold. The property is held under the terms of a 99 year lease granted in 1987. There is a sinking fund in place managed by the freeholder with each flat contributing £300. Each flat also pays one third of the buildings insurance premium and shared maintenance costs i.e. gutter cleaning. There is a service charge payable of £10 per month together with ground rent of £50 per annum.

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

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

Property Location: <http://flanks.gilding.banquets.council Tax Band: B>

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>

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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, 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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