



Townsend Road

Minehead TA24 5RJ

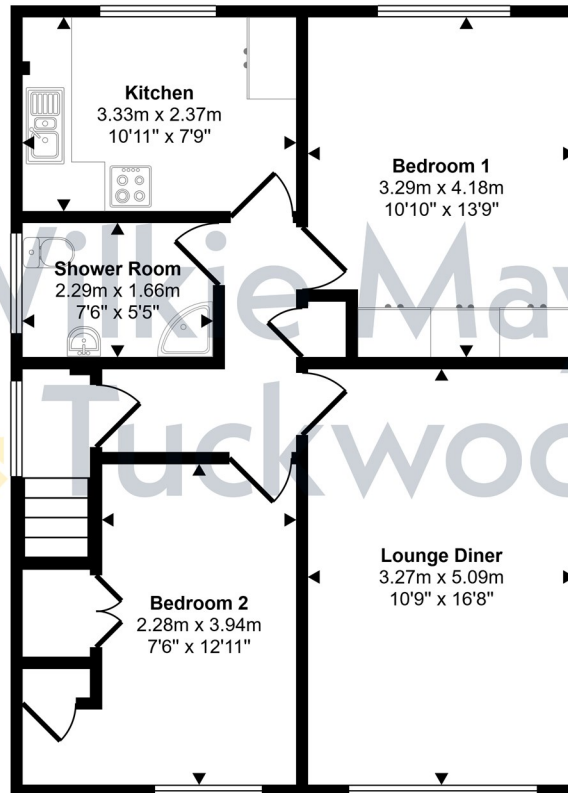
Price £165,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
64 sq m / 684 sq ft



First Floor

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 surprisingly spacious, two double bedroom first floor apartment situated conveniently for the shops, schools and other amenities available in Alcombe as well as Minehead town centre.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a good-sized garden, a garage located in a block close by and pleasant views from the front towards North Hill and from the rear towards the surrounding countryside.

- Within easy reach of amenities
- Spacious two double bedroom accommodation
- Garage in block close by
- Good-sized level rear garden
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into lobby area with stairs to the first floor with window to the side and door through to the first floor hallway.

From this hallway, doors open to all rooms. There is also a storage cupboard.

The lounge diner is a good-sized room with window to the front affording pleasant views towards North Hill. The kitchen is to the rear of the property and fitted with a range of wall and base unit and sink with drainer incorporated into work surface. There is also space and plumbing for a washing machine, space for an electric cooker and houses the wall mounted gas fired boiler.

There are also two double bedrooms. The first has an



aspect to the rear with pleasant views and fitted with a range of wardrobes. The second has an aspect to the front, also with pleasant views and has two fitted cupboards. The shower room is fitted with a three piece suite and has a window to the side.

Outside to the rear there is a good-sized level garden laid with ease of maintenance in mind and a range of shrubs. The property also benefits from a garage located in a block close by.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1982. There is a ground rent payable under the terms of the lease currently £100 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://elastic.coping.shippers>

Council Tax Band: C

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 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. 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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