



Orchard Rise

Minehead TA24 8LY

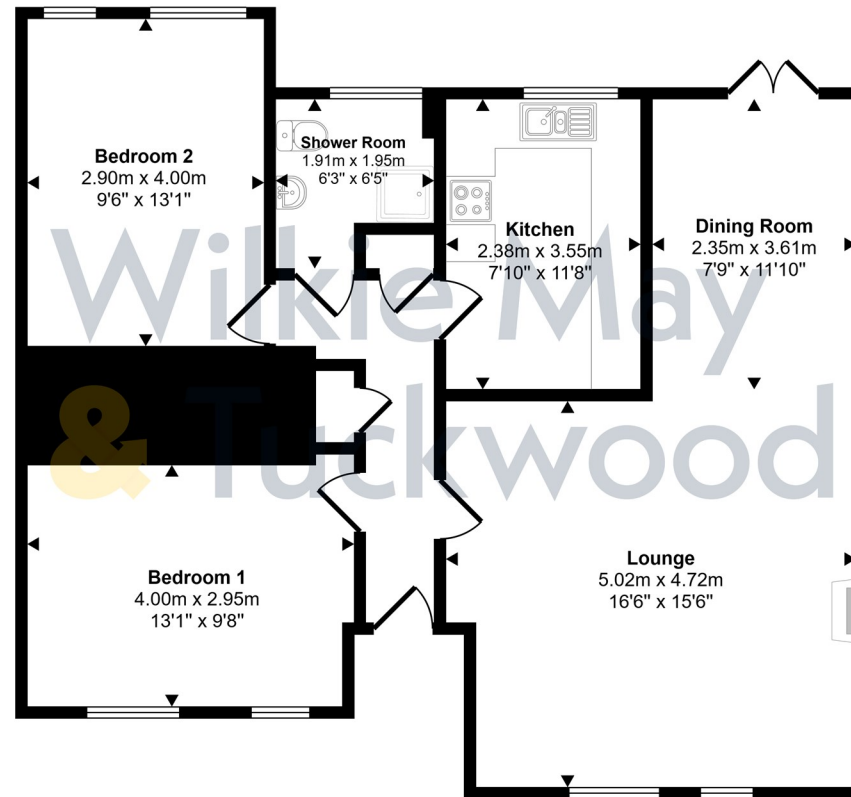
Price £260,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
76 sq m / 816 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.

Description

An attractive, two-bedroom ground floor apartment situated in a purpose-built development within the sought-after village of Porlock and offered for sale with NO ONWARD CHAIN.

- Purpose-built apartment within a block of four other properties
- Sought after village location
- Garage located in a block close by
- Attractive communal gardens
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to all rooms.

The lounge diner is a large, double aspect room with two windows to the front and French doors to the rear opening to a small patio area.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for a slot-in electric cooker, space and plumbing for a washing machine and space for a tall fridge freezer. There is also a serving hatch into the dining area and a window to the rear.

Bedroom one has two windows to the front with pleasant views and bedroom two has two windows to the rear with views over the communal gardens.



The shower room is fitted with a suite comprising shower cubicle, wc and wash hand basin. There is also an obscured window to the rear.

Outside, the property sits within well-maintained communal gardens. There is also a single garage situated in a block close by.

AGENT'S NOTE: The property is leasehold and held under the terms of a 999 year lease granted in 1984. There is a ground rent of £25 plus a service charge payable under the terms of the lease currently £1,029.00 per annum. A purchaser of the property will become a shareholder in the management company Orchard Rise (Doverhay) Management Ltd. and will receive one share in the company.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity. Electric storage heaters.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://lobster.leaky.torch> Council Tax Band: C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 75 Mbps download and 17 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>

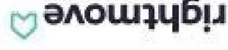
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 purchasers 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 8th July 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 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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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