



Vennland Way

Minehead TA24 5DA

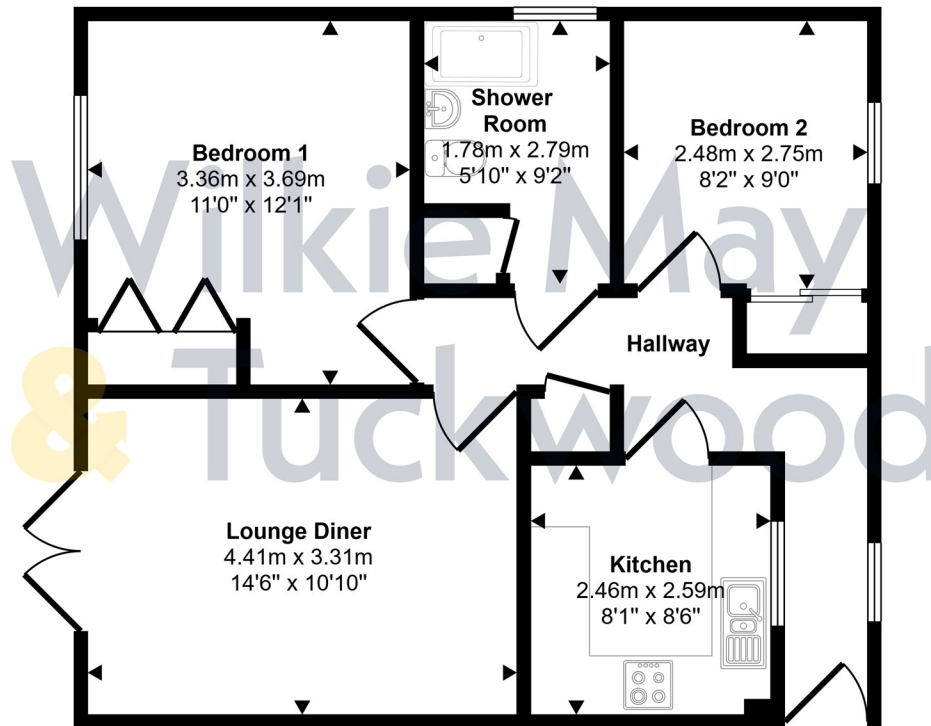
Price £95,000 Leasehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
57 sq m / 612 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

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT – situated within a purpose-built development designed specifically for people over the age of 60. The property boasts modern amenities such as an emergency call system and intercom entry and includes the services of an in-house manager.

- Two bedroom ground floor retirement apartment
- Attractive communal gardens
- Services of an in-house manager
- Resident and visitor car parking
- NO ONWARD CHAIN



The development features a communal lounge and level gardens where residents can relax. The car parking area adds to the convenience of living in this development, with plenty of additional space for visitors.

Located within half a mile of the town centre and seafront, the apartment is perfectly situated for easy access to local amenities.

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

The lounge diner is a good-sized room with French doors opening out to the communal gardens.

The kitchen has a window into the hallway and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated cooker with hob and extractor hood over. There is also space for a tall fridge freezer and space with plumbing for a washing machine.



There are also two bedrooms, both with fitted wardrobes and both with pleasant views.

The shower room is fitted with a suite comprising a walk-in shower cubicle with seat and a wc and wash hand basin fitted into a vanity unit. There is also a storage cupboard, airing cupboard and obscured window.

Outside, the development sits within well-maintained communal gardens and has a parking area with ample space for residents and visitors alike.

AGENT'S NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 1990. There is a service charge payable under the terms of the lease currently £3,683.06 together with a ground rent currently £291.00.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Mains water, drainage and electricity. Electric heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///revived.premature.shuttled](#) **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: Medium risk **Rivers and the Sea:** 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.



Tel: 01643 704400
Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,
TA24 6NH

