



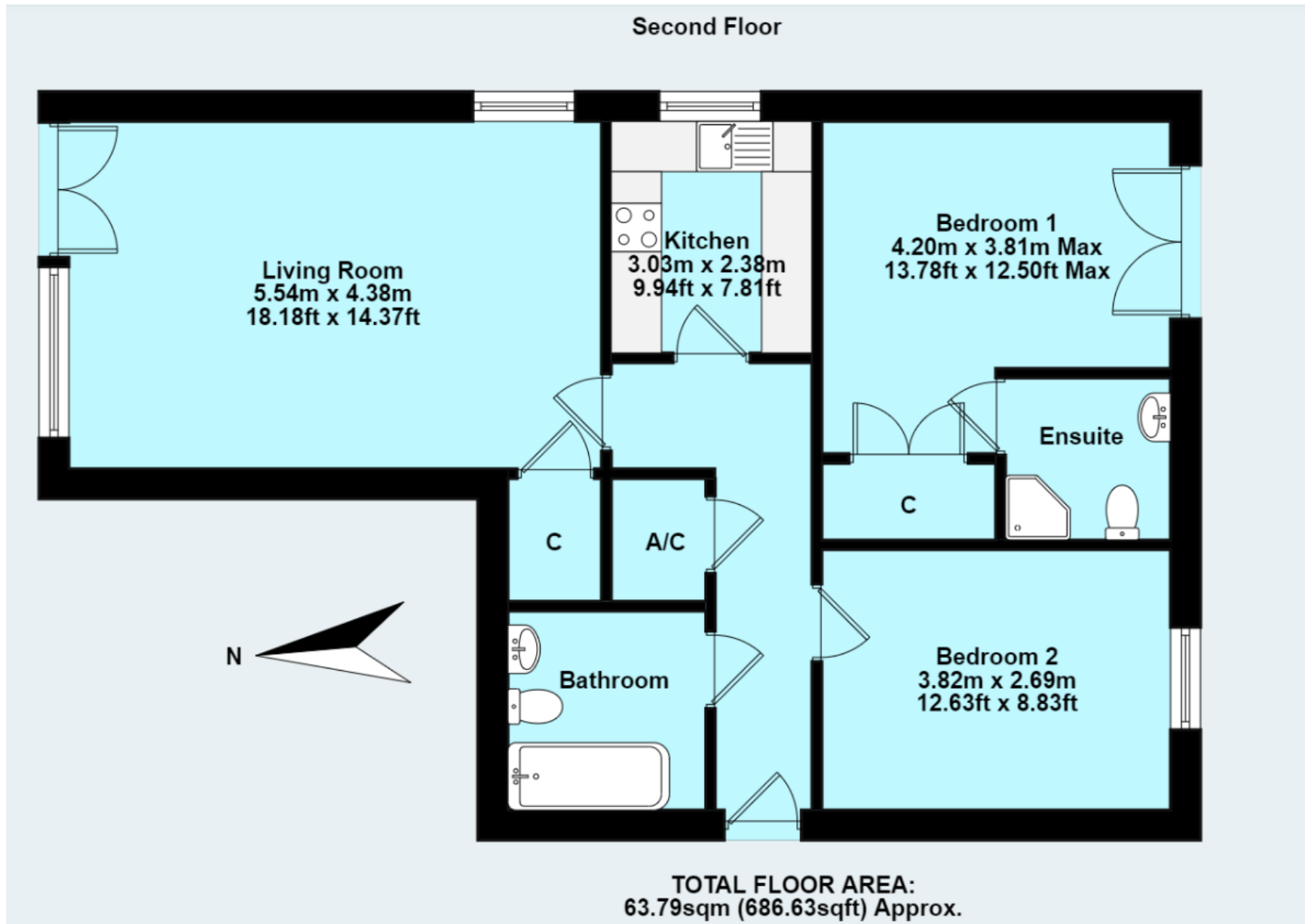
Cutters Wharf

Minehead, TA24 6GG
£239,950 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A two bedroom second floor Apartment with lift access and lovely sea and countryside views situated within a popular, modern development on Minehead sea front and offered for sale with NO ONWARD CHAIN.

Benefits include gas fired central heating and double glazing throughout, an en-suite to the master bedroom, juliet balconies from the sitting/dining room and master bedroom, well-maintained communal gardens and allocated parking.

- 2 Bedrooms
- Coastal and countryside views
- Lift access
- Allocated parking
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: door from communal entrance hall into HALLWAY with wall mounted video entry system and large airing cupboard.

LIVING/ DINING ROOM: spacious double aspect room with window and French door opening to Juliet balcony affording lovely sea views, further window to the side and large storage cupboard.

KITCHEN: modern fitted kitchen with integrated appliances to include double oven, gas hob with extractor hood over, fridge freezer, washing machine and dishwasher. There is also a cupboard housing the gas fired boiler and a window to the side.

BEDROOM 1: French door opening to Juliet balcony with lovely views towards Hopcott, built-in wardrobe and door to EN-SUITE SHOWER ROOM.

BEDROOM 2: with window to the front affording lovely views towards Hopcott.

BATHROOM: with modern fitted suite.

OUTSIDE: the property sits within well-maintained communal gardens. There is also an allocated parking space.



GENERAL REMARKS AND STIPULATION

Tenure: Leashold for a term of 999 years from 1st January 2002, with an annual service charge of £1,680 per annum.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///pipes.cackling.templates](http://pipes.cackling.templates)

Council Tax Band: C

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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

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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.