



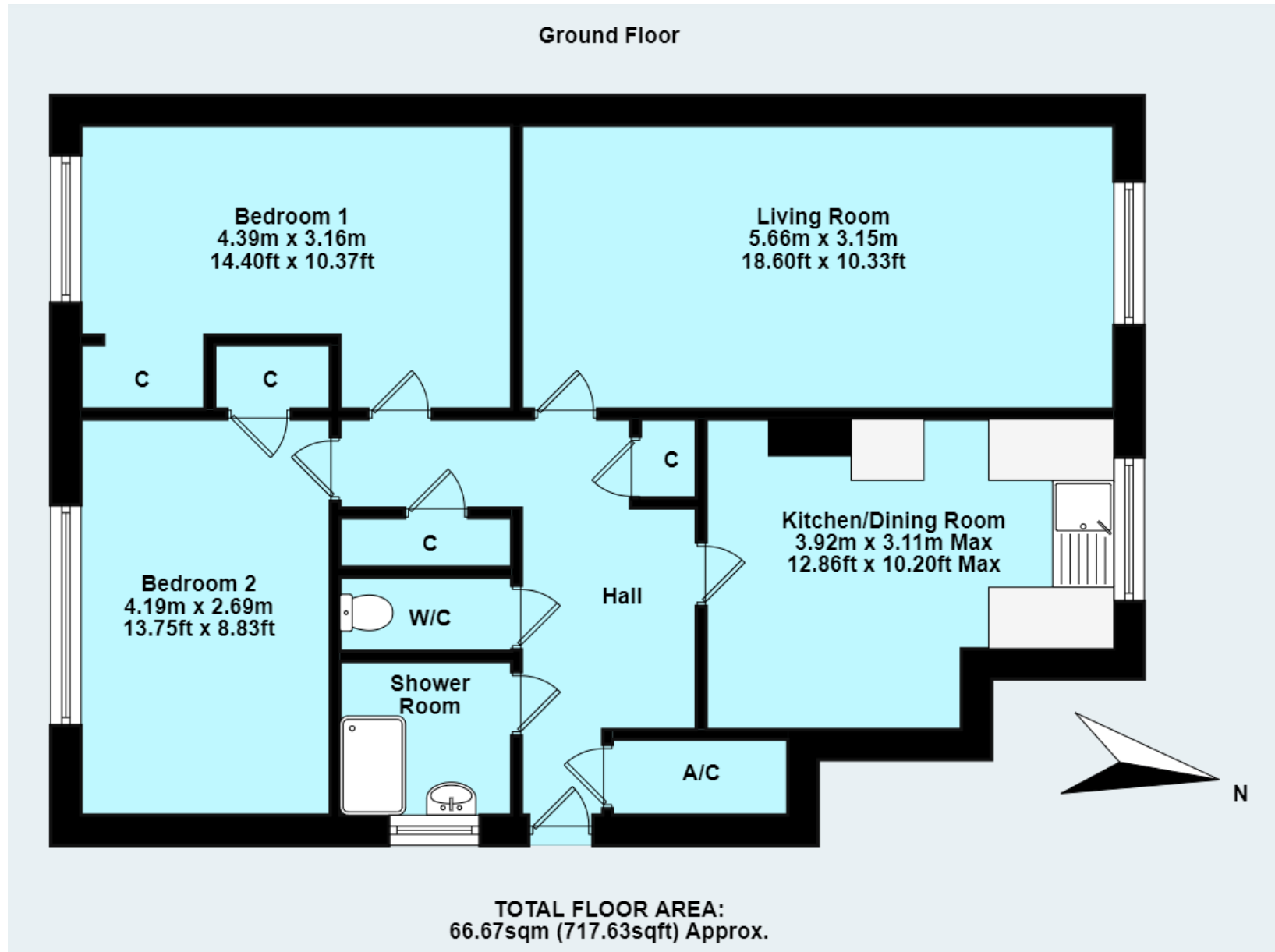
## Callins Close

Minehead, TA24 6ER  
£165,000 Leasehold



Wilkie May  
& Tuckwood

# Floor Plan





## Description

An extremely well presented and spacious, two bedroom ground floor Apartment with private gardens and lovely coastal views situated within an elevated position on the outskirts of Alcombe. An internal viewing is highly recommended.

Other benefits include gas fired central heating and double glazing throughout together with resident permit parking close by.

- Tucked away position
- 2 Bedrooms
- Private Garden
- Modern Kitchen
- Residents Parking Area



THE ACCOMMODATION COMPRISES IN BRIEF: OUTSIDE the property has a good amount of HALLWAY with two storage cupboards, airing garden space which is divided into sections of cupboard and doors to all principal rooms. The LIVING ROOM is to the front of the property with lovely views towards North Hill and the coast and feature fire place. There is also a fully fitted KITCHEN/DINING ROOM with a window to the front affording lovely views. The BEDROOMS are both to the rear of the property with built in wardrobes. There is also a SHOWER ROOM with double shower cubicle and separate WC.

TENURE: The property is Leasehold and has 94 years left on the lease.

There is an annual service charge payable currently £89.64 which includes the ground rent of £9.96.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale leasehold by private treaty.

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

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

**Property Location:** [///heartburn.rewarding.model](http://heartburn.rewarding.model)

**Council Tax Band:** A

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 purchaser 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 November 2023. 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.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**

6 Wellington Square, Minehead, Somerset, TA24 5NH

