



## Clanville Grange

Minehead, TA24 5PW

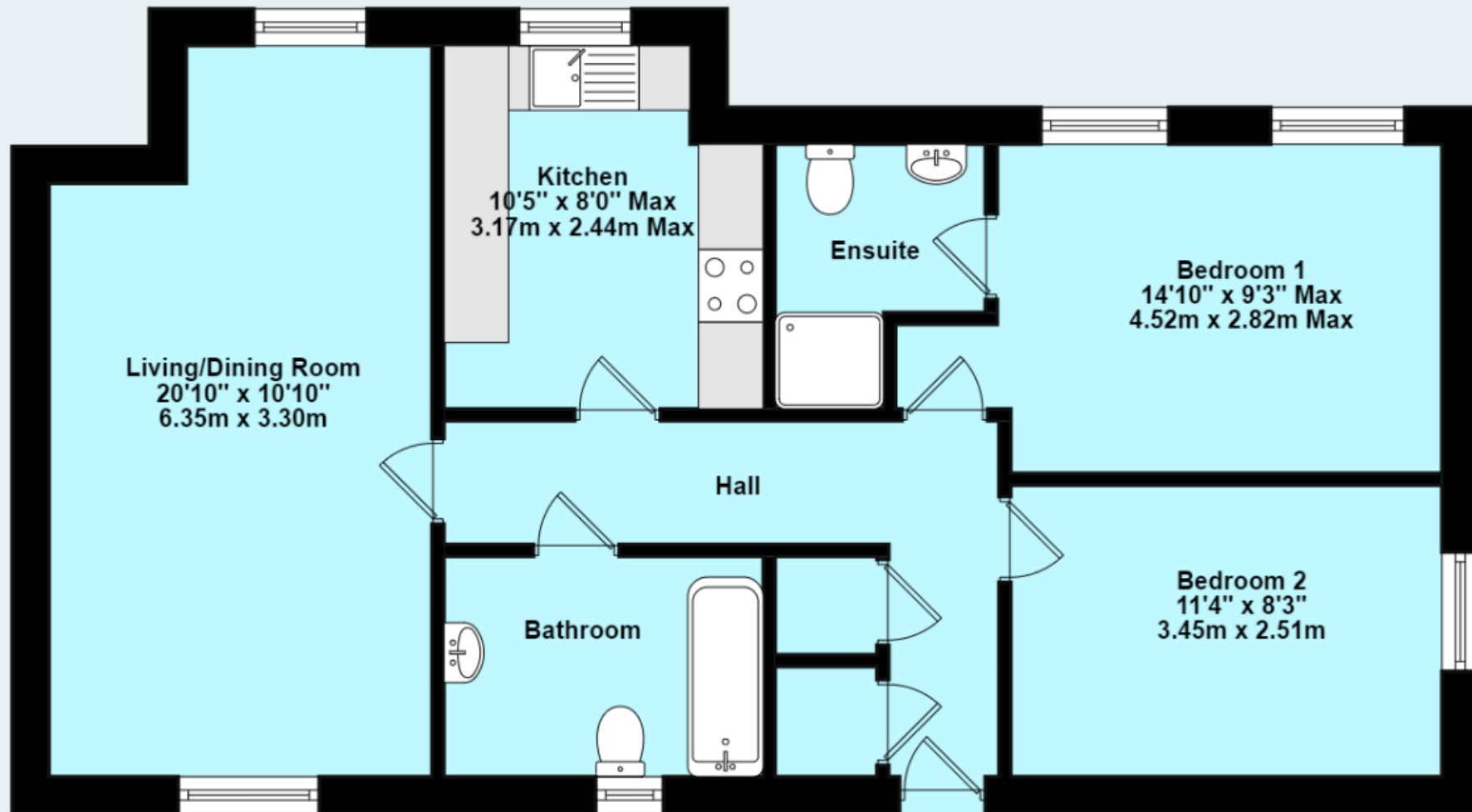
£199,950 Leasehold



Wilkie May  
& Tuckwood

# Floor Plan

## Ground Floor



**TOTAL FLOOR AREA:**  
70.60sqm (760sqft) Approx.

## Description

A beautifully presented two bedroom second floor Apartment situated within a popular, purpose-built development on the lower slopes of North Hill.

The property has had new flooring and been redecorated throughout by the current owner and also benefits from gas fired central heating and double glazing, an en-suite to the master bedroom, a garage with parking and lovely views.

- Modern purpose-built development
- 2 Bedrooms, one with en-suite
- Lovely views
- Garage and parking space
- Viewing highly recommended



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into communal entrance hall with stairs rising to the first and second floors. Door to ENTRANCE HALL with wall mounted telephone entry system, large coats cupboard, airing cupboard housing the hot water tank and access to roof space.

LOUNGE/ DINING ROOM: lovely double aspect room with windows to the front and rear.

KITCHEN: modern fitted kitchen with space and plumbing for washing machine, space for tall fridge freezer, integrated electric oven with gas hob and extractor hood over and window to the front.

BEDROOM 1: with two windows to the front

affording lovely views and door to EN-SUITE SHOWER ROOM.

BEDROOM 2: window to the side with lovely views towards Conygar Tower.

BATHROOM: modern fitted suite and obscured window.

OUTSIDE: there is a GARAGE with parking space in front.

TENURE: The property is Leasehold and has 139 years left on the lease.

There is a service charge payable currently £1,470.66 per annum together with a ground rent currently £243.32 per annum.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale leasehold by private treaty with vacant possession on completion.

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

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

**Property Location:** [///masterpiece.outer.pardon](#)

**Council Tax Band:** C

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 July 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.