



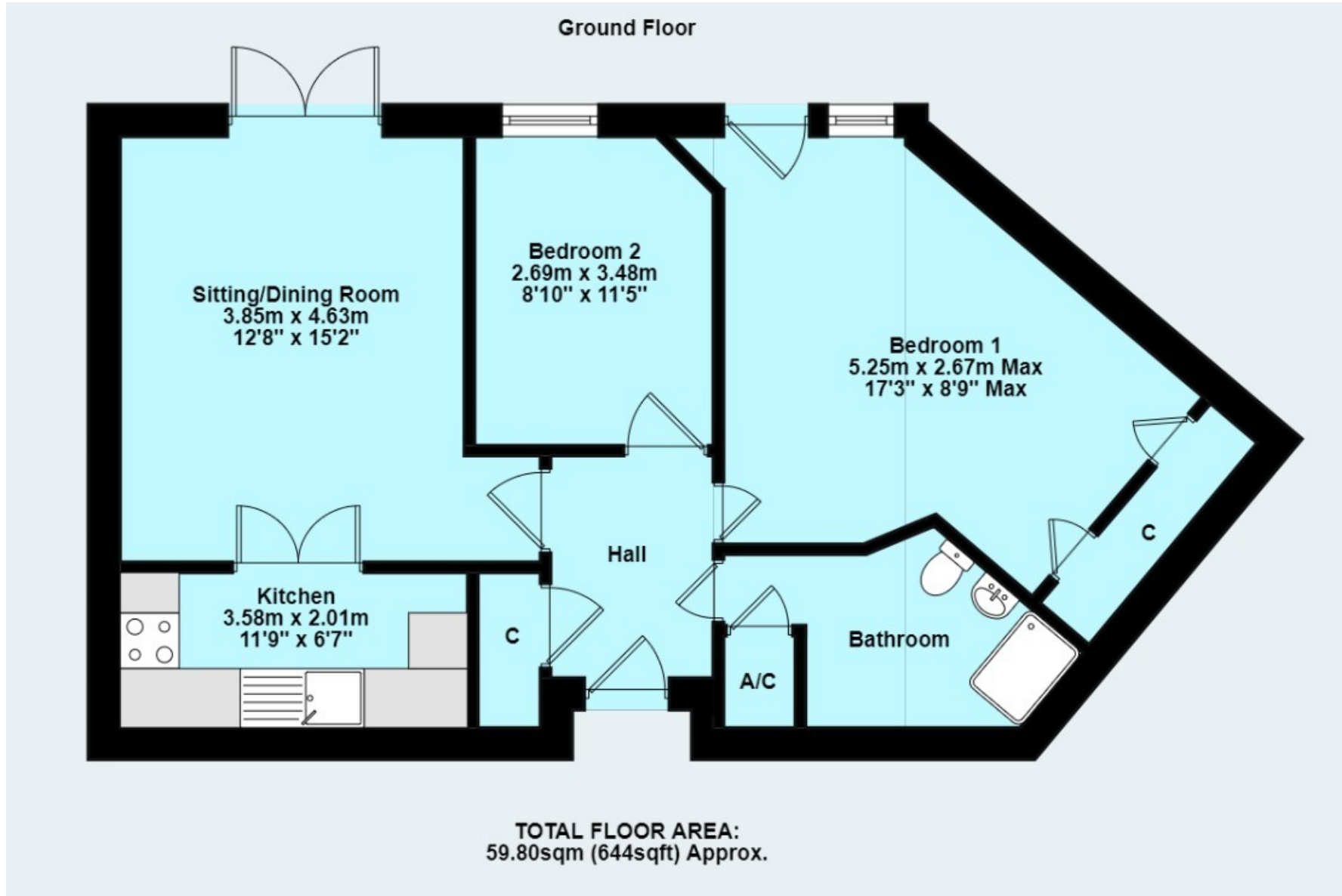
## 7 Peerage Court

Minehead, TA24 5DA  
£128,000 leasehold

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**Wilkie May  
& Tuckwood**

# Floor Plan



## Description

A well-presented two bedroom ground floor Apartment within a purpose built development designed for the over 60's. Benefitting from double glazed windows and the added advantage of having its own private access within walking distance of the town and seafront.

Further benefits include an emergency call system, an intercom system, the services of an in-house Manager, well maintained communal gardens and a car parking area.

- Popular retirement complex
- 2-Bedrooms
- Fully renovated throughout
- Ground floor with private access
- Modern Kitchen



The accommodation in brief comprises; Door into HALLWAY with large walk in storage cupboard, intercom system and doors to all rooms.

SITTING/ DINING ROOM: A good sized room with French doors leading out to the communal gardens. Double doors lead into

KITCHEN: modern fitted kitchen with a range of wall and base units, sink and drainer incorporated into work surface, integrated Beko electric oven and 2 ring hob with space for fridge freezer and washing machine.

BEDROOMS: Master bedroom has built in wardrobe and patio door to communal garden area. Bedroom 2 also with window to the front and is currently used as a dining room.

BATHROOM: Fully refurbished suite with walk in shower unit, low level WC and pedestal sink. Airing cupboard and space for storage.

Outside there are attractive communal gardens together with the residents parking area. Within the complex there are lifts to each floor and a communal lounge area.

**AGENTS NOTE:** The apartment is leasehold and is held under a Lease with 91 years remaining. There is a service charge payable which is currently £3403.00 per annum and a ground rent currently £291.00 per annum.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale leasehold by private treaty subject to vacant possession on completion. The apartment has the benefit of new Haverland Heaters in the Hallway and Lounge and new immersion water tank.

**Services:** Mains water, mains electricity and mains drainage.

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

**Property Location:** [///parading.credit.hounding](http://parading.credit.hounding)

**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.