

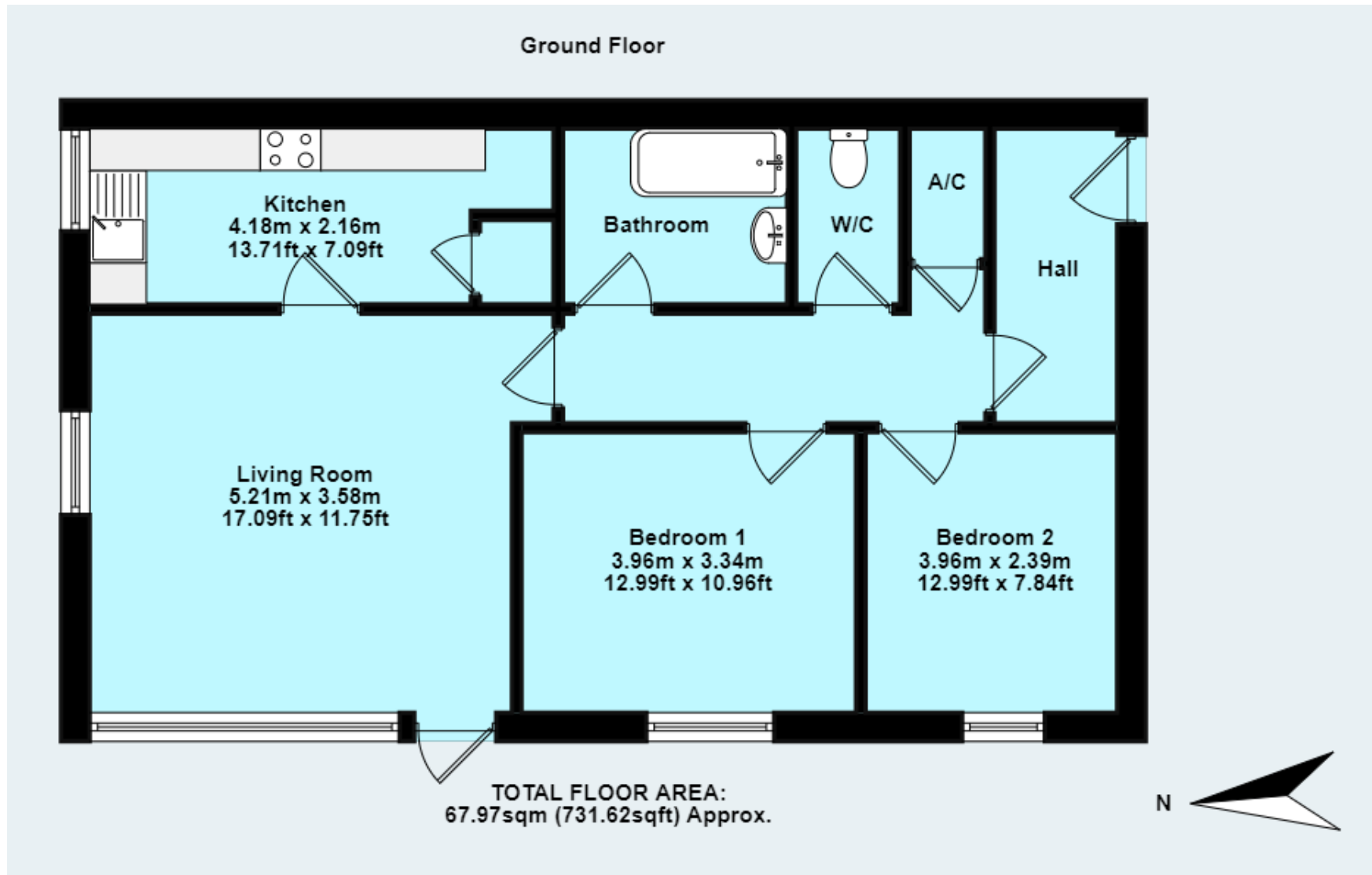


Clanville Road,
Minehead, TA24 5PD
£150,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan



Description

A two bedroom ground floor Apartment with designated parking space situated within a purpose-built development on the lower slopes of North Hill within half a mile of town centre amenities, Blenheim Gardens and Minehead sea front and offered for sale with NO ONWARD CHAIN.

- Ground floor Apartment
- 2 bedrooms
- Communal gardens and parking
- Within half a mile of town centre
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: door into Communal Entrance Hall with door into HALLWAY with wall mounted telephone entry system, cupboard housing fuse board, door into INNER HALLWAY with large cupboard housing the hot water tank and doors to,

LIVING ROOM: double aspect room with window to the side and windows and door to the front leading to the communal gardens. Door to,

KITCHEN: fitted kitchen with space for slot in cooker, cupboard housing the warm air central heating boiler and window to the side.

BEDROOM 1: with window to the front.

BEDROOM 2: also with window to the front.

BATHROOM: fitted suite comprising bath with electric shower over and pedestal wash hand basin. There is also a separate WC.

OUTSIDE: the property sits within well-maintained communal gardens. There is a designated parking space in the undercroft together with spaces around the building.

AGENTS NOTE: The property is leasehold and is held under the terms of a 999 year Lease granted in 1969. There is a service charge payable currently £120.00 per month. On completion a purchaser will take a share in the management company, Clanville Residents Company Limited, which owns the freehold of Clanville.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water with meter, mains electricity, mains drainage, gas fired hot air heating system.

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

Property Location: w3w.co/opened.mercy.twins

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 March 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.