



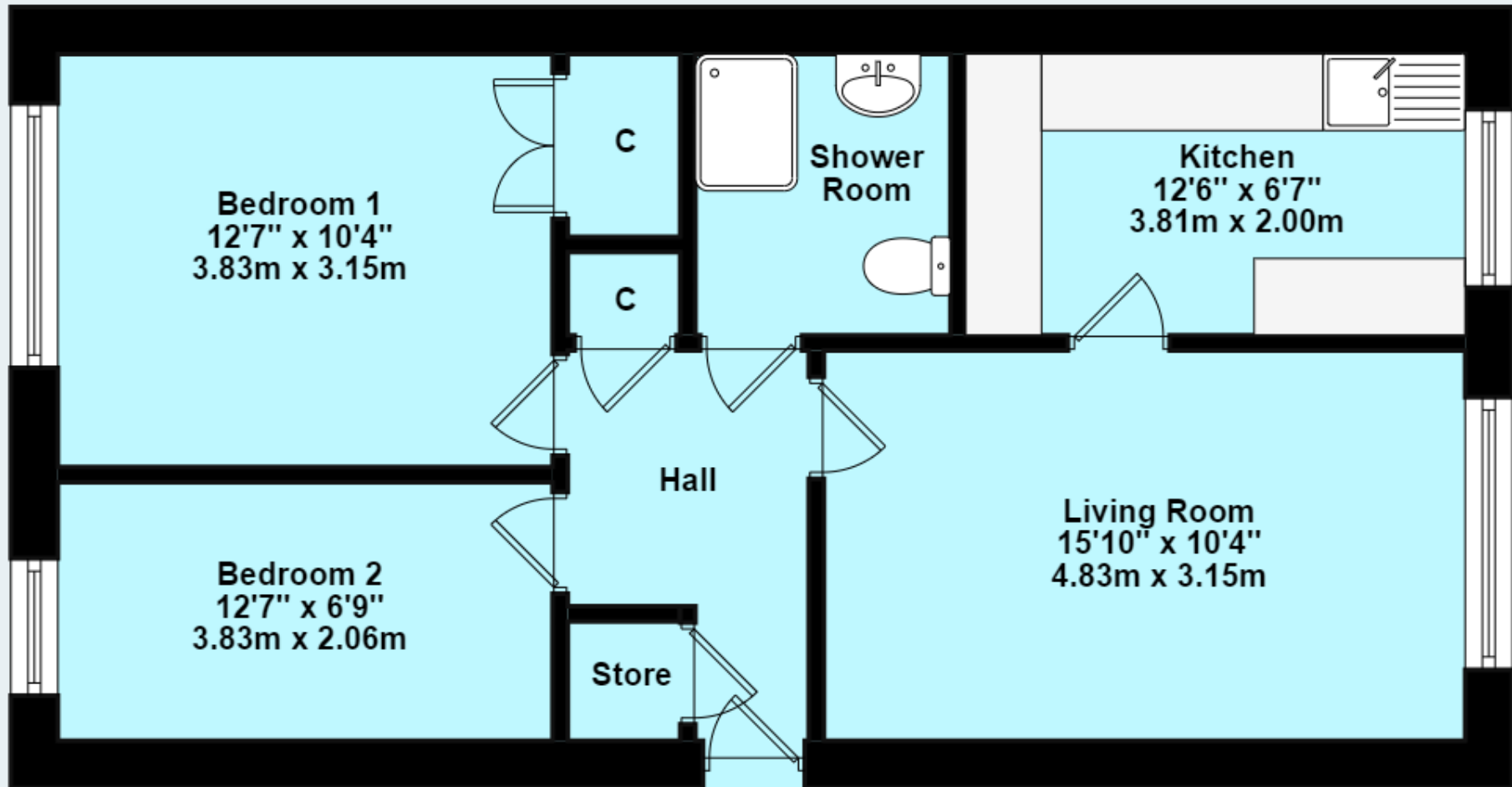
Bernard Crescent

Minehead, TA24 5HP
£140,000 Leasehold

			
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**Wilkie May
& Tuckwood**

Floor Plan



Description

A two-bedroom first floor Apartment situated in a purpose-built development within half a mile of town centre amenities and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, a modern kitchen, a garage and well-maintained communal gardens.

- 2 Bedrooms
- Modern Kitchen
- Well-maintained communal gardens
- Garage
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: stairs to the first floor with front door into HALLWAY with storage cupboard, airing cupboard and doors to;

LIVING ROOM: good-sized room with full height window to the front with an attractive outlook and door to,

KITCHEN: modern cream wall and base units, one and a half bowl sink and drainer incorporated into granite effect work surface, integrated appliances to include AEG four ring gas hob with extractor hood over, AEG double oven, concealed fridge freezer, dishwasher and washing machine. There is also space for a tumble dryer, the gas fired Valant boiler, tiled floor and full height window with pleasant views.

BEDROOMS: both with full height windows overlooking the communal gardens and the larger having a fitted wardrobe.

SHOWER ROOM: with fitted suite.

OUTSIDE: the property sits within well-maintained communal gardens. There is also a SINGLE GARAGE situated within a separate block close by together with visitor parking.

TENURE: The property is Leasehold and held under the remainder of a 999 year lease. There is a service charge payable currently £128.00 per month together with a ground rent currently £10.00 per annum.

There is a restriction in the Lease against using the property for investment purposes.



GENERAL REMARKS AND STIPULATION

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

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: [///timed.scavenger.snacking](http://timed.scavenger.snacking)

Council Tax Band: B

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 January 2024. 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.



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