



## Blenheim Road

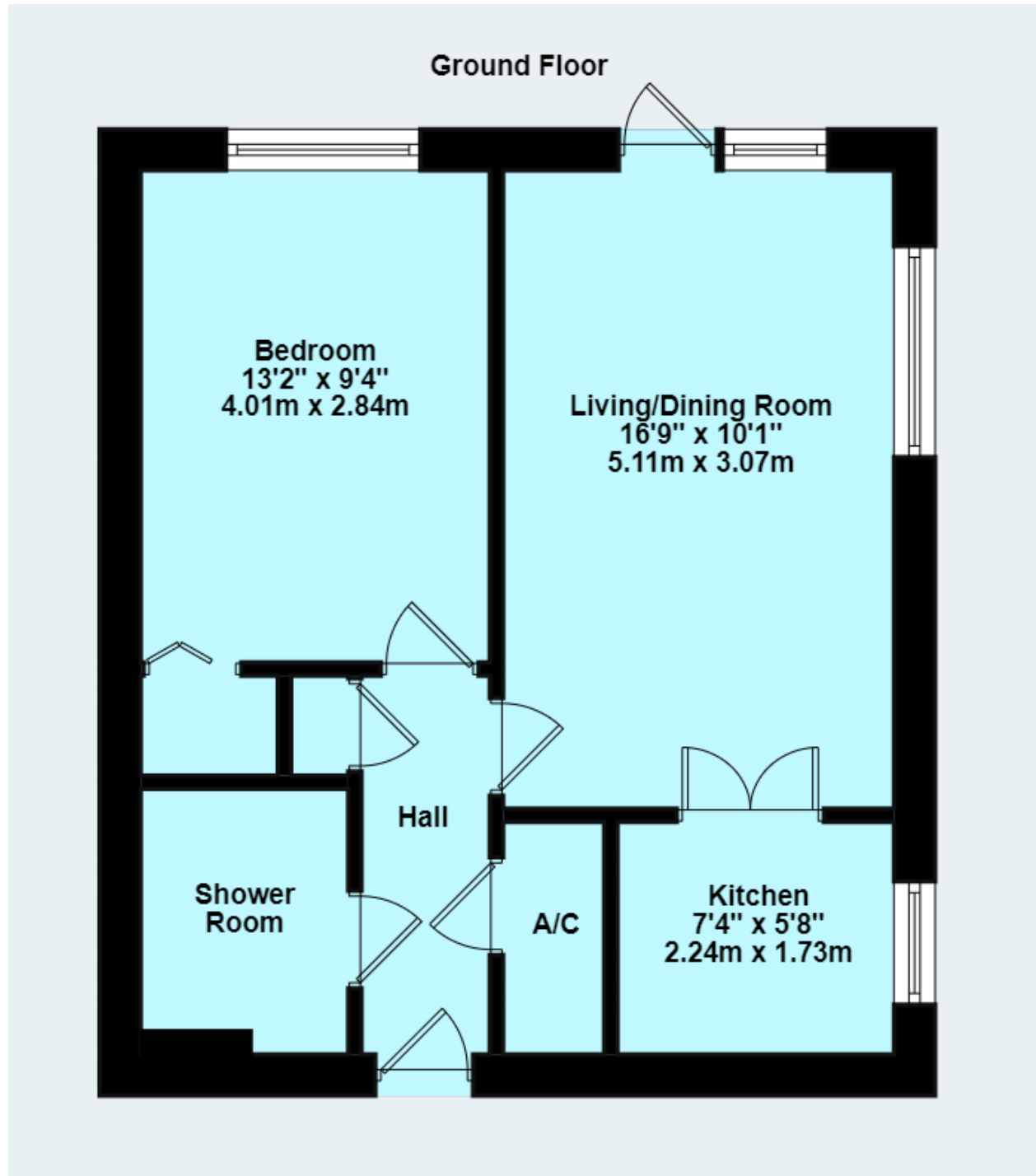
Minehead, TA24 5PL

O.I.E.O £100,000 Leasehold



Wilkie May  
& Tuckwood

# Floor Plan



# Description

A one-bedroom first floor Retirement Apartment situated within a purpose built development within easy walking distance of Minehead town centre, Blenheim Gardens and the sea front.

The property benefits from lift access, an in-house manager, a residents' lounge, laundry room, well-maintained gardens and residents' parking area. There is also a guest suite for visiting family and friends.

The property is offered for sale with **NO ONWARD CHAIN.**

- Close to town centre amenities
- Lift access
- In-house manager
- Residents' parking
- **NO ONWARD CHAIN**



THE ACCOMMODATION COMPRISES IN BRIEF: window to the side.  
entrance into communal hall with entry phone system, access to the residents' lounge and stairs and lift to the upper floors. Front door to,

HALL: with built-in meter cupboard and built-in cupboard housing the hot water tank with shelving and light.

LIVING/ DINING ROOM: double aspect room with window to the side and patio door with window alongside to the rear. Double doors to,

KITCHEN: fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric hob with extractor hood over, integrated electric oven, space for fridge and freezer and

BEDROOM: window to the rear and built-in wardrobe.

SHOWER ROOM: fitted suite comprising large walk-in shower cubicle, low level wc and vanity unit wash hand basin.

OUTSIDE: immediately from the living room there is a small garden area with patio. The development itself sits within well-maintained communal gardens with residents' parking.

AGENTS NOTE: the property is Leasehold. There is a service charge payable currently £3,153.30 per annum together with a ground rent currently £375.00 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 and mains drainage.

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

**Property Location:** [///brotherly.lends.prestige](#)

**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 December 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.



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