



## Bernard Crescent

Minehead, TA24 5HP  
£125,000 Leasehold



Wilkie May  
& Tuckwood

# Floor Plan

**ACCOMMODATION** [All measurements are approximate],

**COMMUNAL ENTRANCE HALL**

**ENTRANCE HALL**

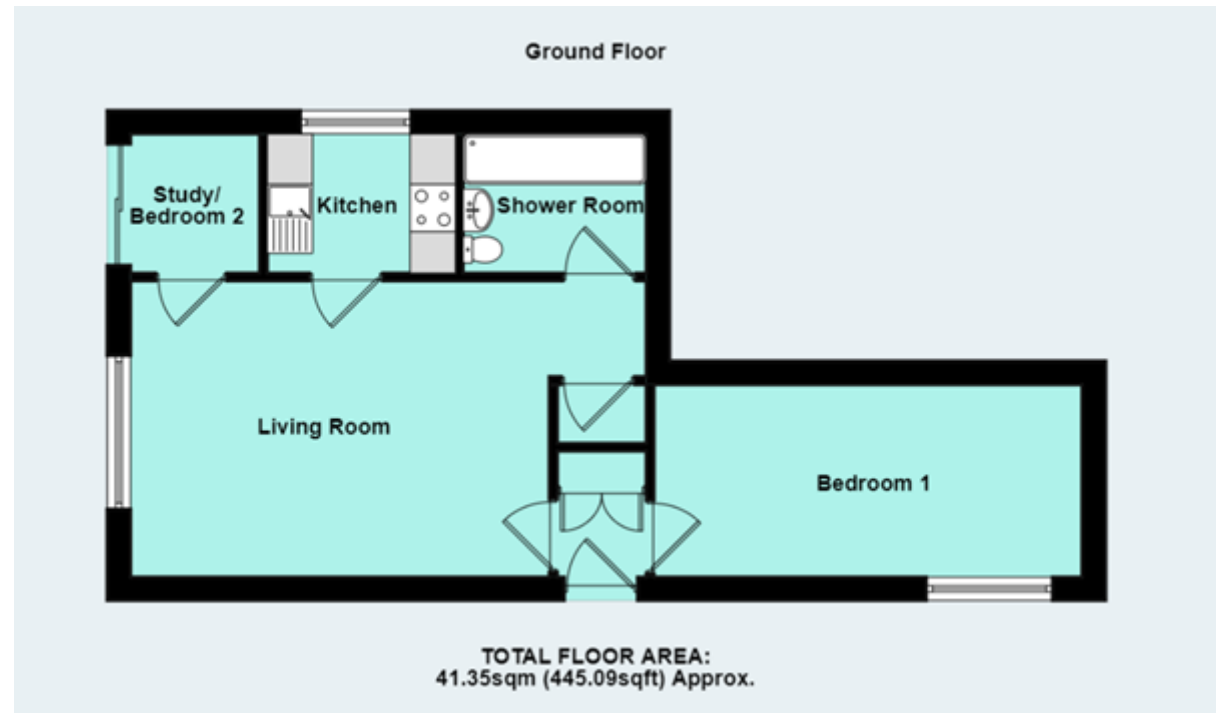
**LOUNGE** 15'10" (4.82m) x 10'4" (3.14m)

**STUDY/BEDROOM TWO** 6'7" (2.00m) x 5'8" (1.72m)

**KITCHEN** 6'8" (2.03m) x 6'5" (1.95m)

**BEDROOM ONE** 14'9" (4.49m) x 8'1" (2.46m)

**SHOWER ROOM**



## Description

A one bedroom ground floor Apartment situated within a purpose-built development a short walk from Minehead town centre.

The property benefits from gas fired central heating and double glazing throughout, a re-fitted shower room, well-maintained communal gardens, a drying area, residents' parking area and is offered for sale with **NO ONWARD CHAIN**.

- Ground floor Apartment
- 1 bedroom
- Lovely communal gardens
- Off road parking
- **NO ONWARD CHAIN**



THE ACCOMMODATION COMPRISES IN BRIEF: door into ENTRANCE HALL with shelved cupboard and doors to the living room and bedroom 1.

LIVING ROOM: good-sized room with window to the front enjoying an open aspect and doors to the kitchen, study/bedroom 2 and shower room.

KITCHEN: fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for slot-in electric cooker, space for fridge, window to the side and wall mounted gas fired boiler.

STUDY/BEDROOM 2: which has patio doors leading out to the gardens.

BEDROOM 1: good-sized room with a window to the side.

SHOWER ROOM: re-fitted with a suite comprising a large walk-in shower cubicle with electric shower, low level wc and wash hand basin.

OUTSIDE: the property is set within well-maintained communal gardens with residents' parking area to the front and a drying area.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale leasehold by private treaty. The property is held under the terms of the remainder of a 999 year Lease with a ground rent payable of £10 p.a. and a service charge currently £90.00 p.m.

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

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

**Property Location:** [w3w.co/unframed.landmark.ringers](http://w3w.co/unframed.landmark.ringers) **Council Tax Band:** A

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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

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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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

