



Peerage Court

Minehead, TA24 5DA
£105,000 Leasehold



Wilkie May
& Tuckwood

Floor Plan

ACCOMMODATION (all measurements are approximate)

ENTRANCE HALL

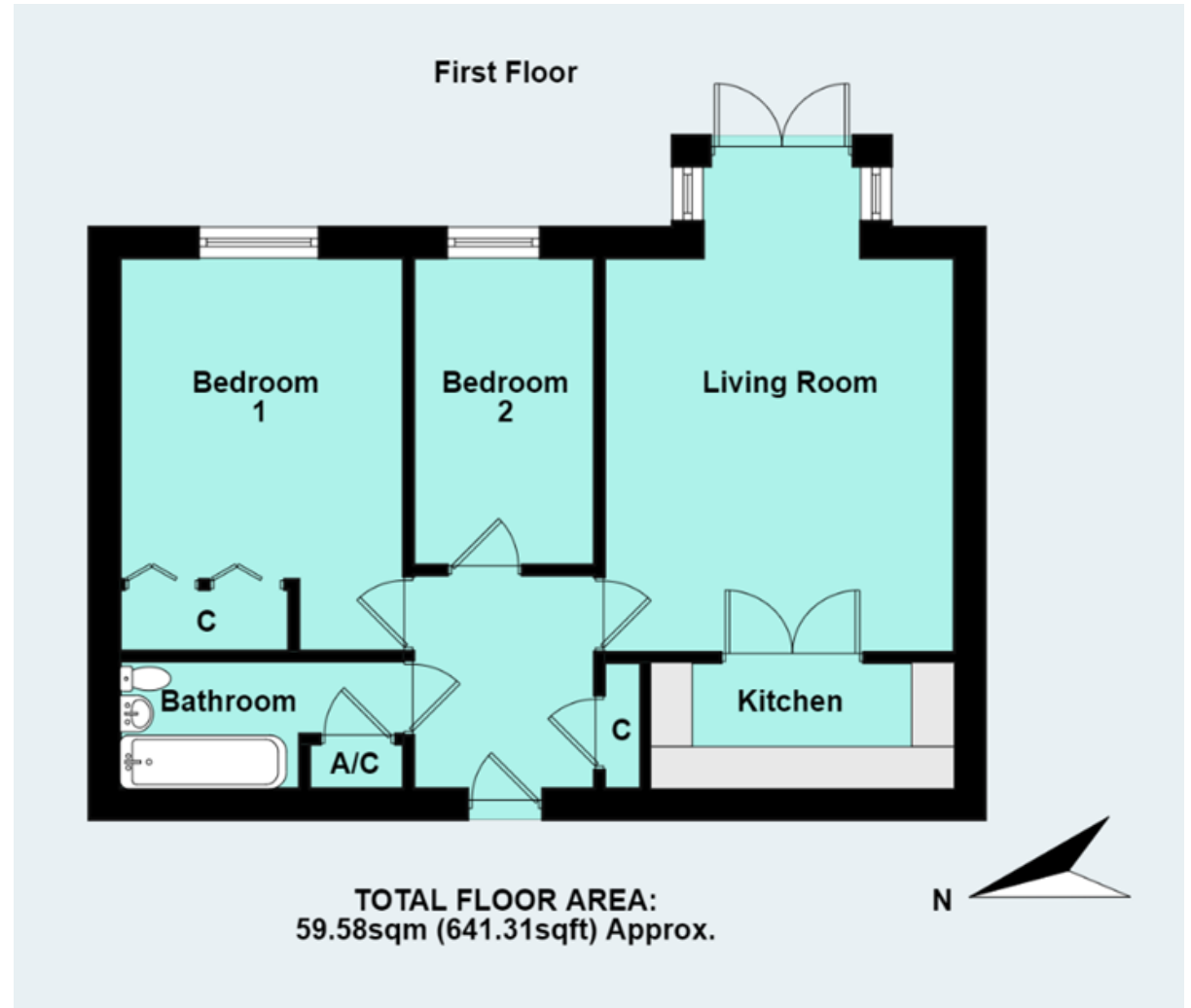
LIVING/DINING ROOM 17'7" (5.35m) into bay x 11'5" (3.47m)

KITCHEN 9'8" (2.94m) x 6'9" (2.05m)

BEDROOM ONE 15' (4.57m) max. x 9'2" (2.79m)

BEDROOM TWO 11'6" (3.50m) x 6'8" (2.03m)

BATHROOM



Description

A two bedroom first floor Retirement Apartment situated within a purpose-built development. Benefits include an emergency call system, an intercom entry system, the services of an in-house Manager, well maintained communal gardens and a car parking area. Designed for people over the age of 60, the Apartment is located in a convenient position within half a mile of the town centre and sea front. The property is offered for sale with NO ONWARD CHAIN.

- First floor
- 2 bedrooms
- Pleasant views
- Purpose-built development
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: front door into HALLWAY with loft hatch, coats hanging space, storage heater and storage cupboard.

LIVING/DINING ROOM; good-sized room with bay which has windows on either side and French doors opening to a Juliet balcony overlooking the gardens, storage heater and double doors open to the,

KITCHEN; fitted kitchen with space and plumbing for washing machine, space for fridge freezer, integrated electric oven and hob with extractor hood over and kickboard heater.

BEDROOMS; both bedrooms have aspects to

the front and storage heaters with bedroom one also having a fitted wardrobe.

BATHROOM; fitted suite, extractor fan, wall heater and an airing cupboard housing the boiler.

OUTSIDE; there are attractive communal gardens together with the parking area.

AGENTS NOTE; the Apartment is leasehold and is held under a Lease with 93 years remaining. There is a service charge payable which is currently £3,404.74 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.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: w3w.co/released.comedy.royally

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

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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.