



## Peerage Court

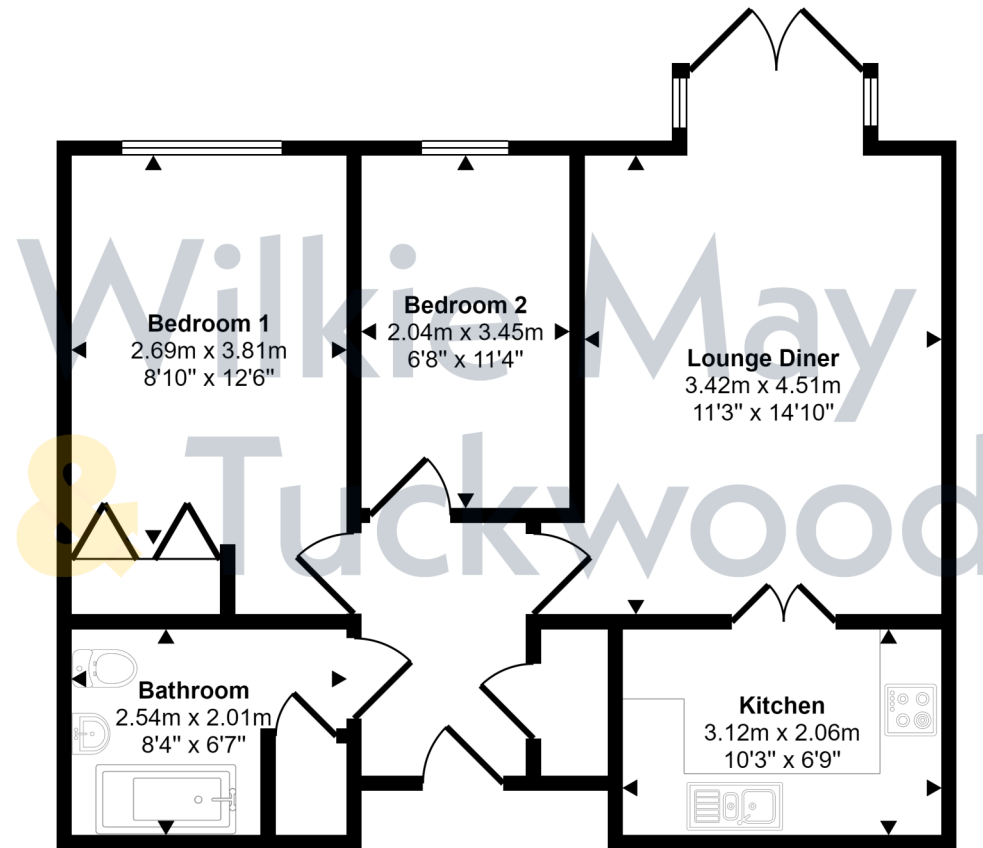
Minehead, TA24 5DA  
£89,000 Leasehold

			
2	1	1	EPC

**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
56 sq m / 603 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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 92 years remaining. There is a service charge payable which is currently £3,378.09 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](http://w3w.co/released.comedy.royally) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is likely 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:** High risk **Rivers and the Sea:** Low 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

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 August 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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