



Parkway Court, The Parks

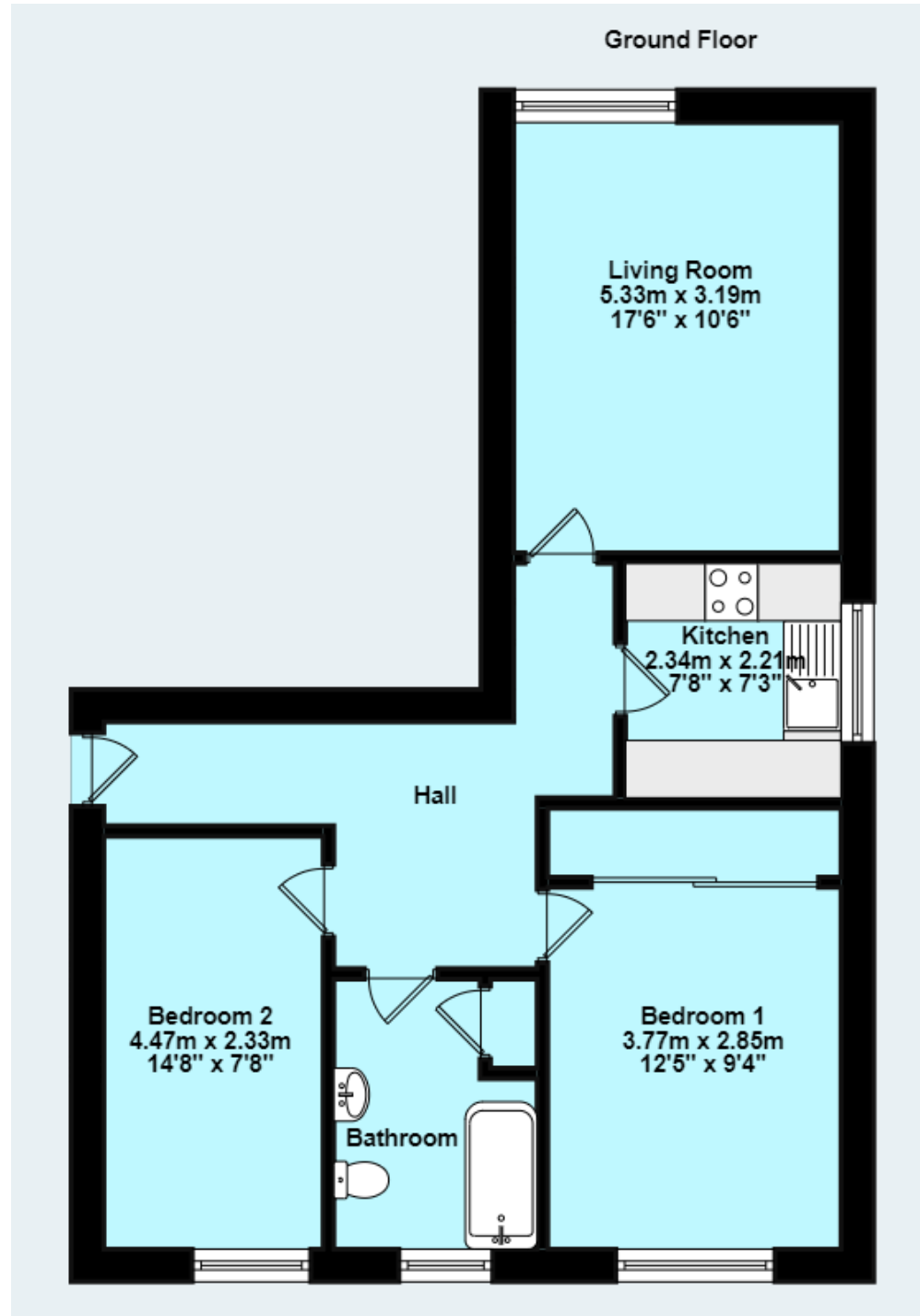
Minehead, TA24 8DD

£195,000 Leasehold

			D
2	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A well-presented two bedroom first floor Apartment forming part of a purpose-built development of six self-contained properties situated within the sought-after Parks area of Minehead.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, a garage with parking space, an intercom entry system and large, well-maintained communal gardens.

AGENTS NOTE: The property is leasehold held under the terms of a 999 year lease granted in 1977. There is a service charge payable currently £1,000 per annum which includes the ground rent. On completion, a purchaser will acquire one sixth share of the freehold in Parkway Court Owners Company.

- Popular area of Minehead
- 2 Bedrooms
- Large communal gardens
- Garage and parking
- Internal viewing recommended



Wilkie May & Tuckwood are delighted to be able to offer this well-presented two bedroom first floor Apartment.

The accommodation comprises in brief, entrance on the ground floor into communal entrance hall with stairs to the first floor. Front door into entrance hall with doors to all rooms.

The lounge is a good-sized room with window affording lovely views over the communal gardens towards the surrounding countryside. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over and houses the gas fired boiler. There is also space and plumbing for a dishwasher and space for a fridge freezer.

Both bedrooms have aspects to the front with bedroom 1 having a built-in wardrobe and bedroom 2 having built-in shelves and wardrobe. The bathroom is fitted with a three-piece suite comprising bath with electric shower over, wash hand basin and low level wc. There is also an airing cupboard with space and plumbing for washing machine and dryer.

Outside the property has a garage with off road parking space in front. The property sits within well-maintained south facing communal gardens which are level and predominantly laid to lawn with gated access to The Parks Walk.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity and mains drainage. Gas fired central heating.

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

Property Location: [///vent.turns.magically](http://vent.turns.magically) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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:** Very 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/webpages/plan/plapplookup.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 March 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

