



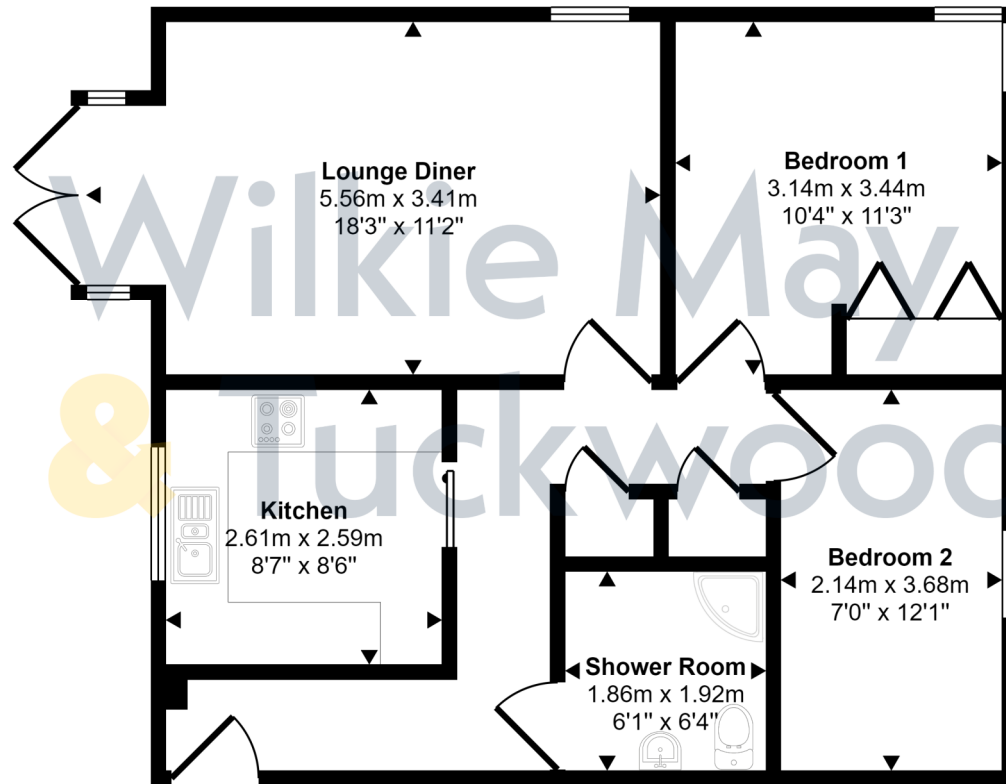
**Peerage Court,**  
Minehead, TA24 5DA  
£119,000 Leasehold

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

# Floor Plan

Approx Gross Internal Area  
59 sq m / 640 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 well-presented two bedroom first (top) floor Retirement Apartment situated within a purpose-built development designed specifically for people over the age of 60. The property boasts modern amenities such as an emergency call system and intercom entry, includes the services of an in-house manager and is positioned close to the lift and stairs. There is also a Hyco instant hot water system in the airing cupboard serving the kitchen and shower room.

The development features a communal lounge and level gardens where residents can relax, The car parking area adds to the convenience of living in this development, with plenty of additional space for visitors.

Located within half a mile of the town centre and seafront, the apartment is perfectly situated for easy access to local amenities.

- Retirement Apartment
- 2 bedrooms
- Lift access
- Juliet Balcony
- Separate Kitchen with window



The accommodation comprises in brief: entrance through front door into HALLWAY with loft hatch, airing cupboard, storage cupboard, intercom system and doors to all rooms.

**SITTING/DINING ROOM:** good-sized double aspect room with window to the front and bay window to the side with double doors to Juliet balcony.

**KITCHEN:** fully fitted with a range of wall and base units, one and a half bowl sink unit with mixer taps, integrated Zanussi ceramic hob with cooker hood over, integrated oven, integrated Blomberg washing machine and Hotpoint fridge freezer. There is also a window to the side and kickboard heater.

**BEDROOM ONE:** with corner window and fitted wardrobe.

**BEDROOM TWO:** with window to the side.

**SHOWER ROOM:** fitted suite comprising corner shower cubicle with Mira electric shower, low level wc and vanity unit with inset wash hand basin. There is also a storage unit, heated towel rail, extractor fan and wall heater.

**OUTSIDE:** the property sits within attractive communal gardens with residents' parking area, and additional spaces for visitors.

**AGENTS NOTE:** The Apartment is leasehold and is held under the terms of a Lease with 92 years remaining. There is a service charge payable currently £284.00 per month together with a ground rent currently £300.00 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, mains drainage, electric storage heating.

**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 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:** Area round high 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>

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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.



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