



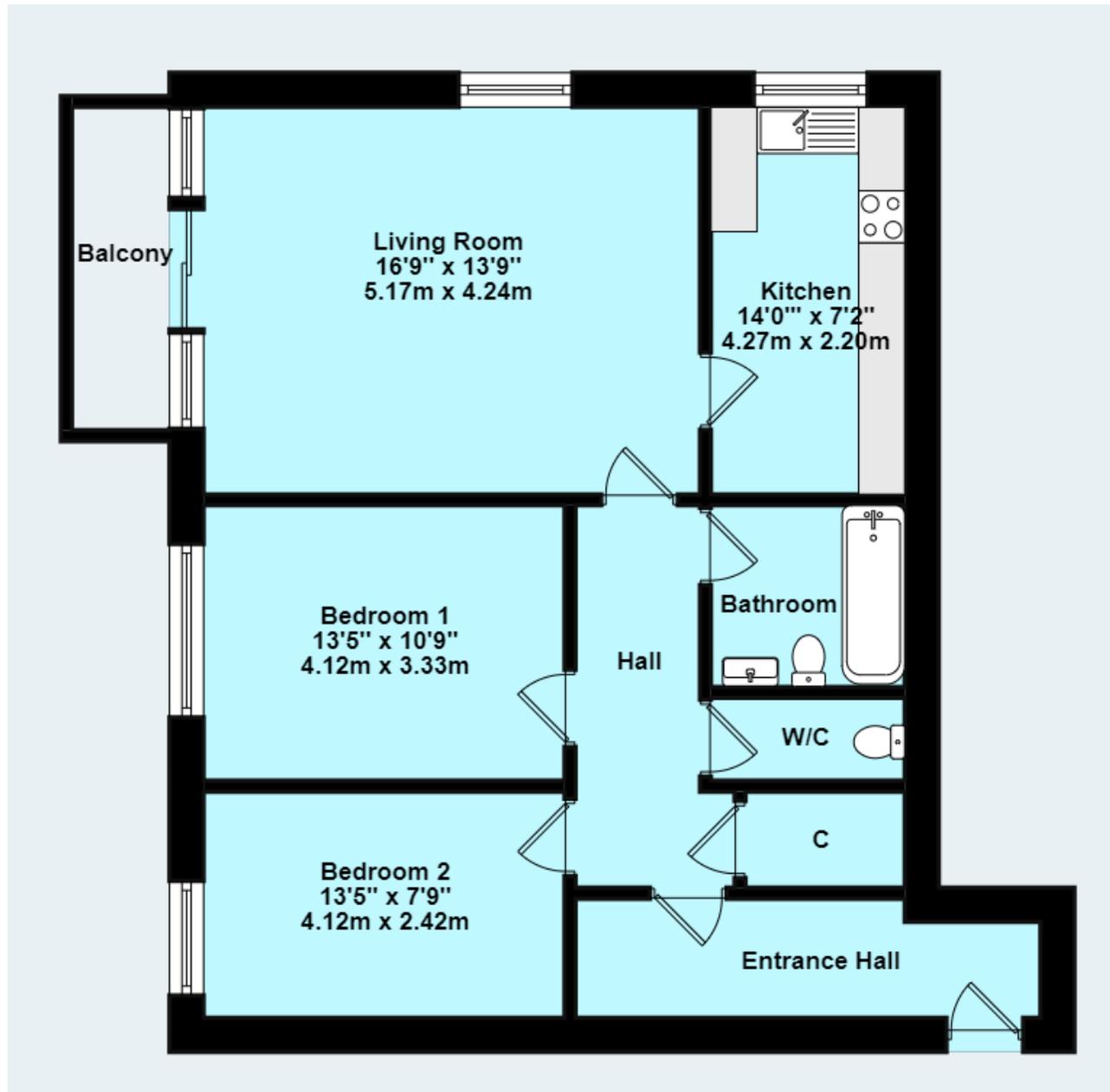
Clanville Road

Minehead, TA24 5PD
£200,000 Leasehold

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Wilkie May
& Tuckwood

Floor Plan



Description

A well-presented two-bedroom top floor Apartment situated within a purpose-built development on lower slopes of North Hill.

Of cavity wall construction under a flat roof, this attractive property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, lift access, off road parking and wonderful panoramic views towards St. Michael's Church, Exmoor and to the coast.

The property is offered for sale with NO ONWARD CHAIN.

- Lower slopes of North Hill
- 2 Bedrooms
- Modern kitchen and bathroom
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented Apartment located on the lower slopes of North Hill.

The accommodation comprises in brief, entrance through front door into hallway with door through to an inner hallway with storage cupboard and doors to all rooms.

The living room is a lovely light room with sliding doors opening to a balcony affording wonderful panoramic views.

The kitchen is fitted with modern wall and base units, sink and drainer and integrated oven with hob and extractor hood over. The kitchen also houses the gas fired boiler and has a window with lovely views.

Both bedrooms have lovely views and the bathroom has been fitted with a modern suite. There is also a separate wc alongside the bathroom.

Outside the property sits within well-maintained communal gardens and has the benefit of allocated off road parking.

Location - Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.

AGENTS NOTE: The property is leasehold and is held under the terms of a lease with 944 years remaining. There is a service charge payable under the terms of the lease currently £1,440.00 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 and gas fired central heating.

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

Property Location: [///bunks.character.longingly](http://bunks.character.longingly) **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: 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/>

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.



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