



Selbourne Place

Minehead, TA24 5TY

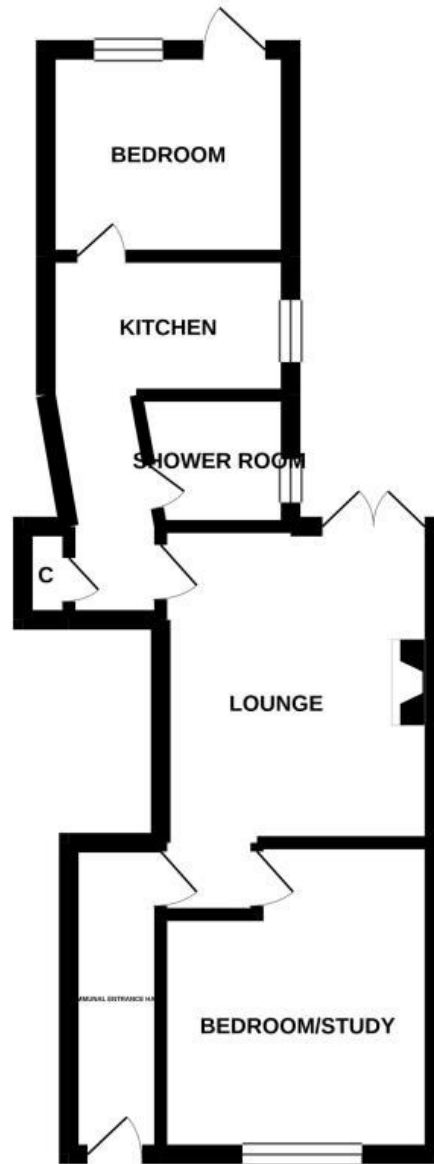
Price £135,000 Leasehold

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Wilkie May
& Tuckwood

Floor Plan

GROUND FLOOR



Description

A two-bedroom ground floor flat with courtyard garden situated within easy walking distance of town centre amenities.

The property is currently rented out on an assured shorthold tenancy with a monthly rental income of £695.00.

- Close to town centre amenities
- 2 bedrooms
- Courtyard garden
- Investment property



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom flat situated within easy walking distance of town centre amenities.

The accommodation comprises in brief: entrance through front door into hallway with door into the lounge. This is a good-sized room with French doors out to the courtyard garden and door to an inner hallway area which has a storage cupboard. The inner hallway leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for electric cooker and space for fridge freezer. There is also a window to the side overlooking the courtyard.

A door from the kitchen leads through to one of the bedrooms which has a window to the rear and door to the courtyard garden. The shower room is also accessed from the inner hallway which has an obscured window to the side. The second bedroom is situated to the front of the property.

Outside to the rear there is a level courtyard garden.

TENURE: the property is leasehold and held under the terms of a 999 year lease with 964 years remaining.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty subject to the existing tenancy.

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: [///space.crash.stirs](http://space.crash.stirs) **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk:** **Surface Water:** 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 June 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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