



## Parksway Court, The Parks

Minehead, TA24 8DD

OIEO £225,000 Leasehold



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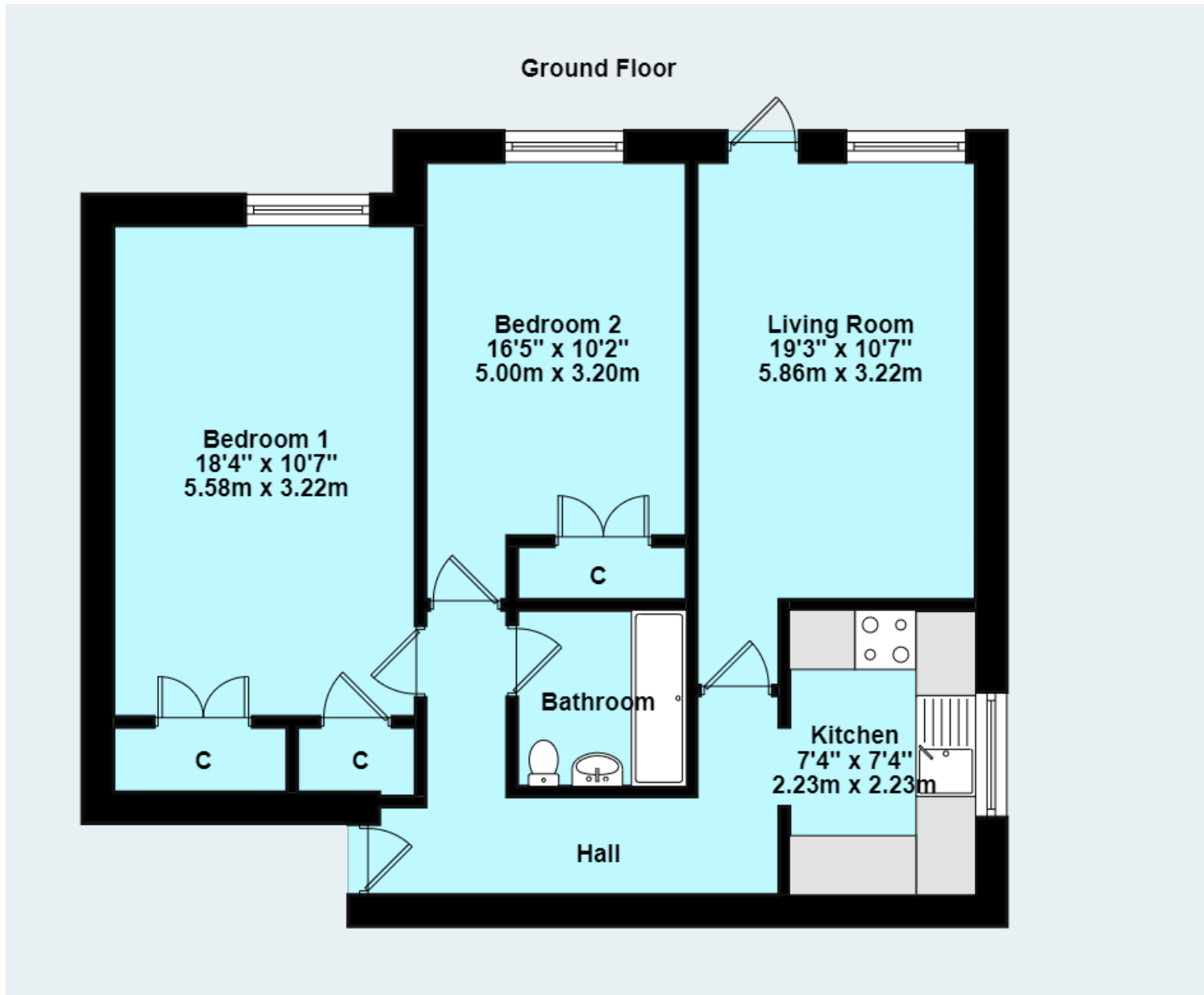
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Wilkie May  
& Tuckwood

# Floor Plan



# Description

A spacious two double bedroom ground floor Apartment located within a purpose-built property situated within the sought after Parks area of Minehead and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, a garage with off road parking and a large, level communal garden which has gated access to the lovely Parks Walk.

**AGENTS NOTE:** The property is leasehold and is held under the terms of a Lease granted in 1976 for a term of 999 years. There is a service charge payable under the Lease which is currently £1,020.00 per annum together with a ground rent currently £10.00 per annum. On completion, a purchaser will also take a share in the freehold of the building and one share in the management company.

- Garage and off road parking
- 2 double Bedrooms
- Lovely communal gardens
- Sought after area of Minehead
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: door into communal entrance hall with front door into HALLWAY with wall mounted telephone entry system, wall mounted fuse board and wall mounted electric panel heater.

LIVING/ DINING ROOM: a lovely room window overlooking the communal gardens and door giving access to the gardens.

KITCHEN: modern kitchen fitted with a range of wall and base units, one and half bowl ceramic sink unit incorporated into quartz work surface, integrated electric oven with induction hob and extractor hood over, space and plumbing for washing machine or dishwasher, wall mounted gas fired boiler and window to the side.

BEDROOMS: the master bedroom is an exceptionally large room with a window to the rear overlooking the garden, attractive wall paneling, large built-in wardrobe and further large built-in cupboard. The second bedroom is also of a good size with window overlooking the garden.

BATHROOM: modern fitted suite comprising vanity unit wash hand basin, concealed cistern wc and large shower cubicle.

OUTSIDE: to the front there is a driveway leading to the GARAGE with parking space in front. The large communal gardens are a particular feature of this property, are predominantly laid to lawn and have gated access to the Parks Walk.



### 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:** [///vent.turns.magicallly](https://vent.turns.magicallly) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 76 Mbps download and 19 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk:** **Surface Water:** Low 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

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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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