



Periton Way

Minehead, TA24 8AJ

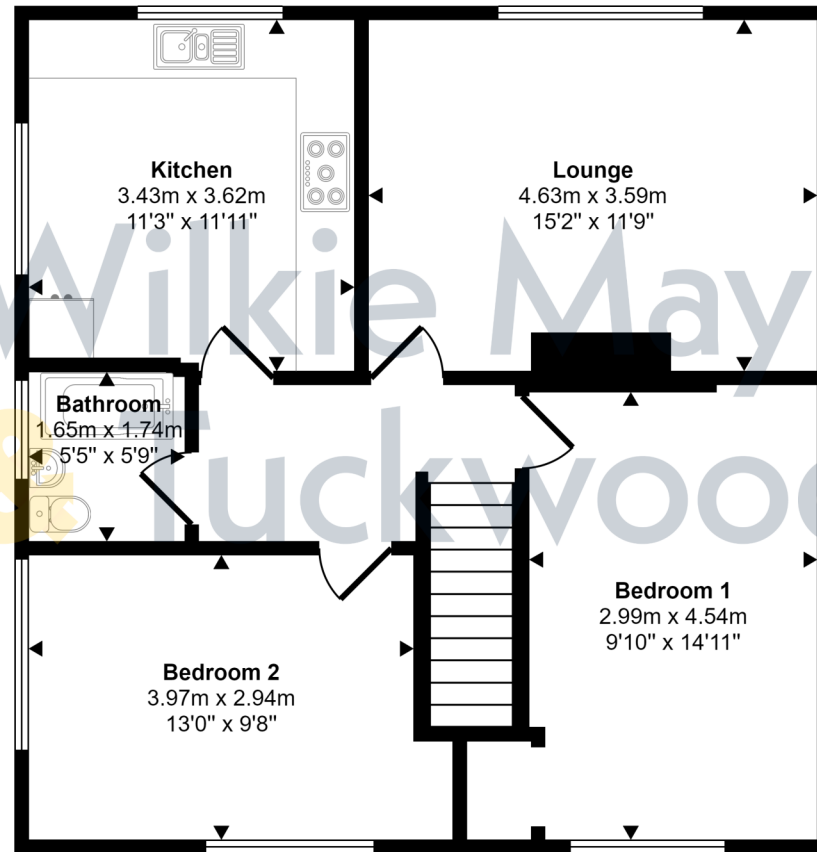
Price £170,000 Leasehold

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Wilkie May & Tuckwood

Floor Plan

Approx Gross Internal Area
68 sq m / 737 sq ft



First Floor

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 floor flat with off road parking, good-sized garden and lovely views situated within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, this property also benefits from gas fired central heating and double glazing throughout.

Internal viewing is highly recommended to appreciate the accommodation offered.

AGENTS NOTE: The property is leasehold and held under the terms of a 125 year lease granted in 1982 . There is an annual service charge payable under the terms of the lease currently £600.84 together with a ground rent currently £10.

- Popular residential area
- 2 bedrooms
- Off road parking for several cars
- Modern kitchen and bathroom
- Good-sized garden and lovely views



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

The accommodation comprises in brief: entrance through ground floor front door with steps up to the first floor landing area. From the landing, there are doors to all rooms. The lounge is a good-sized room with an aspect to the front affording views towards Woodcombe and glimpses of the sea and a fireplace with inset wood burning stove. The kitchen is another good-sized double aspect room with views of the surrounding countryside to the rear and towards the coast from the side. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine and dishwasher, integrated range cooker and American style fridge freezer.

Bedroom one has an aspect to the front with pleasant views towards Woodcombe and bedroom two is a double aspect room with windows to the front and side. The bathroom is fitted with a modern suite comprising bath with shower over, wc and pedestal wash hand basin.

Outside, to the front there is a pathway shared with the ground floor flat leading to the front door. To one side of the path there is a small area of garden owned by the ground floor flat with the remainder, larger area providing off road parking for several cars belonging to the first floor. To the side of the property there is a useful storage shed and access to the garden which is of a good size, level, laid to lawn and enjoying pleasant views towards Woodcombe.



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: [///slipping.beanbag.fairness](http://slipping.beanbag.fairness) **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is likely 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:** 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 October 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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