



Bernard Crescent,
Minehead, Somerset, TA24 5HP

**WILKIE MAY
& TUCKWOOD**

A spacious, one bedroom ground floor Apartment situated within a popular purpose built development with attractive communal gardens and residents' parking.

DESCRIPTION: A well-presented, one bedroom ground floor Apartment situated within a purpose built development within half a mile of Minehead town centre. The property benefits from gas fired central heating and UPVC double glazing throughout, attractive communal gardens and a residents' parking area.

The accommodation comprises in brief: Entrance through front door into an Entrance Hall with storage cupboard, door to the Bedroom and door into the Lounge which has a tv point, radiator, clocks cupboard and window with an aspect to the front. There is also a Study Area with an radiator and sliding doors giving access to the garden.

Doors from the Lounge lead into the Kitchen and Base units, stainless steel sink and drainer incorporated into work surface with tiled surrounds, space and point for cooker, space and plumbing for washing machine and space for fridge/freezer. There is also a window with an aspect to the side. The Bathroom is fitted with a modern white suite comprising bath with shower over, low level wc and hand wash basin. There is also an extractor fan and radiator. The Bedroom has an aspect to the side and an radiator.

Outside, there are attractive communal gardens together with residents' parking.

ACCOMMODATION (all measurements are approximate)

LOUNGE 15'10" (4.82m) x 10'4" (3.14m)

STUDY AREA 6'8" (2.03m) x 5'8" (1.72m)

KITCHEN 6'8" (2.03m) x 6'4" (1.92m)

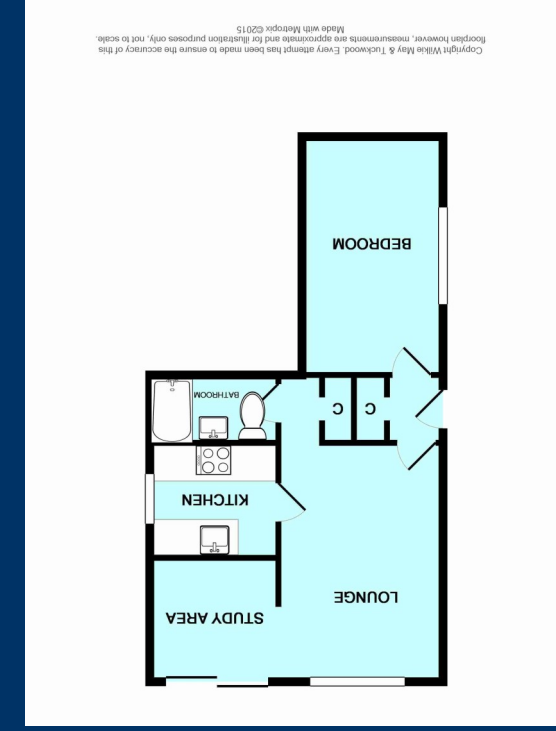
BEDROOM 14'9" (4.49m) x 8'1" (2.46m)

BATHROOM

DIRECTIONS: From our office in Park Street turn right and follow the road around to the right, up Friday Street and take the third turning on the right into Paganal Road. After approximately 400 yards turn right where Bernard Crescent will be found on the left hand side and this property found within the first block on the ground floor.

TENURE: The property is held subject to the terms of a Lease dated the 9th June 1989 granted for the term of 999 years from the 30th September 1984. There is a yearly rent payable of £10.00 together with a Service Charge which as at February 2017 amounts to £80.00 per month.

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 or give any representations or warranties 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. **THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. **8. Financial Evaluation** 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 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. **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.



Bernard Crescent, Minehead, Somerset

TA24 5HP

£102,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold

Council Tax Banding: A

Energy Rating: C



WILKIE MAY & TUCKWOOD

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