



Bowline Court, Trinity Way,
Minehead, Somerset, TA24 6GP

WILKIE MAY
& TUCKWOOD

Bowline Court, Trinity Way,
Minehead | Somerset | TA24 6GP

Price: £229,500

GENERAL REMARKS AND STIPULATION

Tenure:
The property is offered for sale leasehold by private treaty with vacant possession on completion.

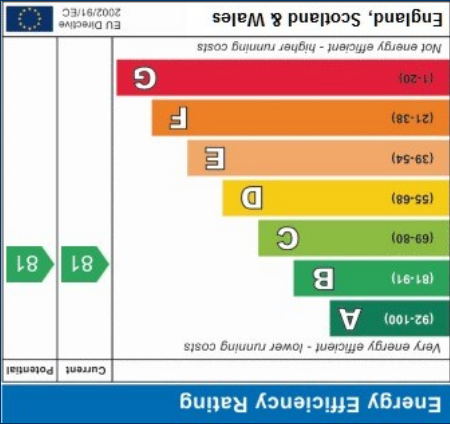
Services:
Mains water with meter, mains electricity,

mains drainage, gas fired central heating.

Local Authority:

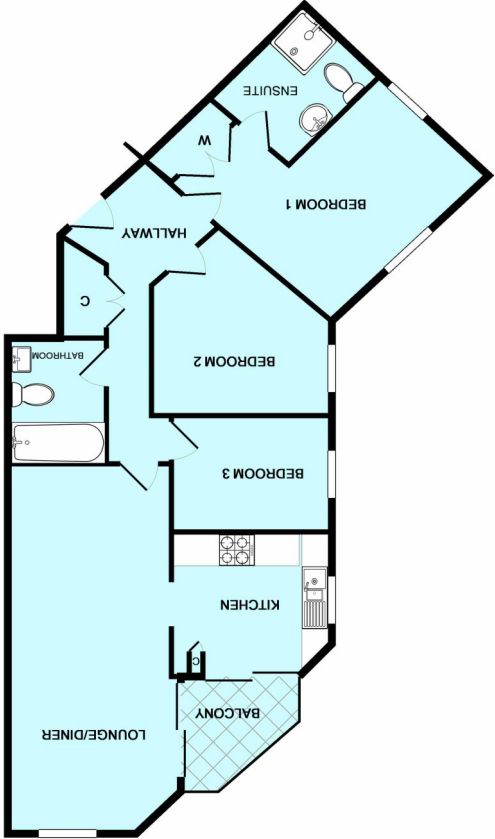
West Somerset Council, 20 Fore Street, Williton, Taunton, Somerset. TA4. Tel/ 01643 703704

Council Tax Band: D



Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ

WILKIE MAY
& TUCKWOOD



IMPORTANT NOTICE Wilkie May & Tuckwood 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 2014. point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any discrepancy between the measurements and the particulars, the measurements shall prevail. 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.

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 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. 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 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 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.



DESCRIPTION: A modern, three bedroom, top floor Apartment located within a purpose built development on Minehead sea front. The property benefits from gas fired central heating and double glazing throughout, a balcony accessed from the lounge/dining room and kitchen, an en-suite to the master bedroom, lift access, video entry phone system, a double car port and lovely, panoramic views towards Minehead harbour and North Hill.

The accommodation comprises in brief: Entrance Hall with doors to the Lounge/ Dining Room, Bedrooms and Bathroom, video entry phone and large airing cupboard. The Lounge/Dining Room is a large, double aspect room with sliding patio doors leading to the balcony, window to the side with views towards North Hill and Alcombe and access to the Kitchen. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include gas hob, electric oven, fridge freezer, dishwasher and washing machine. The Kitchen also houses the gas boiler for central heating and hot water. There is also a window to the side and sliding doors leading out to the balcony. The Master Bedroom is a double aspect room with windows to the side and rear, fitted wardrobe and door into an en-suite Shower Room. Bedrooms 2 and 3 have windows to the rear with attractive views towards Alcombe. The Bathroom is fitted with a suite comprising bath with shower attachment, low level wc and pedestal wash hand basin.

Outside, there are well maintained communal gardens together with the double car port.

SITUATION: Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn right and proceed down The Parade which then becomes The Avenue. Follow the road to the right along the sea front. At the roundabout take the second exit and then take the first turning on the right into Trinity Way. Follow this road along where Bowline Court will be found on the right hand side.

TENURE: The property is offered for sale leasehold and is held under the terms of a Lease granted for the term of 999 years from 1st January 2002. There is a Service Charge payable under the terms of the Lease currently £1,224 per annum.

AGENTS NOTE: There is a restriction in the Lease prohibiting the ownership of pets in this building. There are other covenants contained in the Lease, a copy of which is available for inspection at the office of Wilkie May and Tuckwood.



A modern and attractive three bedroom top floor flat situated within a sought after development on Minehead sea front with west facing views and double car port. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
LOUNGE/DINING ROOM 23'10" (7.26m) x 11'2" (3.40m) **KITCHEN** 10'2" (3.09m) x 8'9" (2.66m)
BEDROOM ONE 15'2" (4.62m) x 11'4" (3.45m) **EN-SUITE SHOWER ROOM,**
BEDROOM TWO 11'2" (3.40m) x 11'1" (3.37m)
BEDROOM THREE 10'2" (3.09m) x 6'10" (2.08m) **BATHROOM**