



Glenmore Road
Minehead, Somerset, TA24 5BQ

WILKIE MAY
& TUCKWOOD

A two bedroom ground floor Apartment with courtyard garden and two off road parking spaces situated within walking distance of Minehead town centre and the sea front. The property is offered for sale with NO ONWARD CHAIN.

DESCRIPTION: A two bedroom ground floor Apartment situated within walking distance of Minehead town centre and the sea front. The property benefits from gas fired central heating and double glazing throughout, a courtyard garden to the rear of the property and off road parking for two vehicles. The property is offered for sale with NO ONWARD CHAIN.

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.

ACCOMMODATION (all measurements are approximate)

SITTING ROOM 15'10" (4.82m) x 12'9" (3.88m)

BATHROOM

BEDROOM ONE 13'2" (4.01m) x 9'1" (2.76m)

KITCHEN/DINING ROOM 20'4" (6.19m) x 12'1" (3.68m)

BEDROOM TWO/STUDY 12'10" (3.91m) x 5'1" (1.54m)

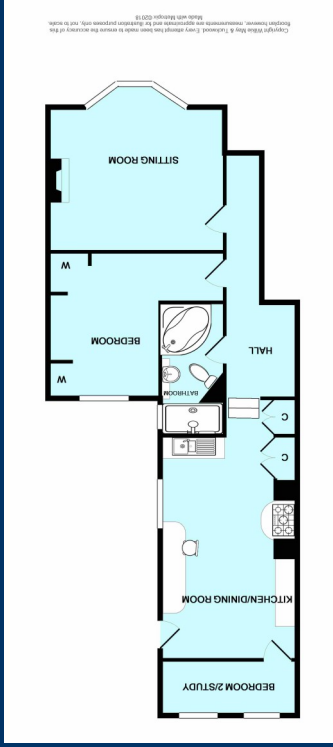
DIRECTIONS: From our office in Park Street turn right and follow the road into The Parade which then becomes The Avenue. Take the last turning on the right into Glenmore Road where the property will be found on the left hand side.

TENURE: The property is leasehold and is held under the terms of a Lease dated the 25th May 1979 granted for the term of 999 years from the 25th March 1979 subject to the payment of a yearly rent of £10.00. On completion, a purchaser of the property will also take the freehold of the whole building.

Outside there is a patio area to the side of the property together with a courtyard garden to the rear and two off road parking spaces.

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

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 or 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** As 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. **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.



Glenmore Road, Minehead, Somerset

TA24 5BG

£145,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold
Council Tax Banding: A
Energy Rating: D



WILKIE MAY & TUCKWOOD

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