







## Glenmore Road Minehead, Somerset, TA24 5BQ

WILKIE MAY



### **TA24 5BQ** Glenmore Road, Minehead, Somerset

# 6142°000

### **OENERAL REMARKS AND STIPULATION**

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

# **S**TUCKWOOD **WILKIE MAY** Me Volue

Email: minehead@wilkie.co.uk Website: www.wilkie.co.uk 7 Park Street, Minehead, Somerset TA24 5NQ Tel: 01643 704400

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

woodland and along the coast. there are superb walks over open moor land, through area is renowned for its outstanding natural beauty and Dominated by the wooded slopes of North Hill, the whole lined avenue with an array of shops and services. promenade, harbour, beautiful gardens and colourful tree offers a wide range of attractions, including the beach,

approximate) ACCOMMODATION (all measurements are

(m88.£) "6'21 x (m28.4) "01'31 MOOR DNITTIS

### MOOAHTAA

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

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

### (m42.1) "1'3 x (m19.5) "01'21 YOUTS\OWT MOOAD38

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

.puiblind slohw purchaser of the property will also take the freehold of the the payment of a yearly rent of £10.00. On completion, a the term of 999 years from the  $25^m$  March 1979 subject to the terms of a Lease dated the 25<sup>m</sup> May 1979 granted for TENURE: The property is leasehold and is held under

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

> Bedroom/Study has two windows to the rear. the second bedroom and door to outside. The second fridge freezer, double glazed window to the side, door into plumbing for washing machine and dishwasher, space for tiled surrounds, gas hob and electric oven, space and bowl sink and drainer incorporated into work surface with is fitted with a range of wall and base units, one and a half Hallway, steps rise up to the Kitchen/Dining Room which the rear overlooking the courtyard garden. From the valk in shower. The Master Bedroom has a window to basin and shelving surrounding, low level w.c and a large a suite comprising corner bath, vanity unit with wash hand and ornate feature fire place. The Bathroom is fitted with to the front of the property with double glazed bay window Master Bedroom. The Sitting Room is a good-sized room hallway with doors into the Sitting Room, Bathroom and otni door into entrance hall with front door into The accommodation comprises in brief: Entrance through

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

> between the slopes of Exmoor and the sea. The town known and best loved coastal resorts, nestling as it does Ilew s'fastemo2 teaw to ano si bearlaniM : NoITAUTIS

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 component of the guidence of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially component of the guidence and for compact of an offer details are given in good faith, and are believed to be correct, but any intending purchasers and used on a constitute part of an offer details are given in good faith, and are believed to be correct, but any intending purchasers and used with a more than the ment of Wilke May & Tuckwood has any authority to make as statements or representations of fact, but must satisty themselves by inspection or otherwood has any authority to make or given in gour compact, and the sate of the guidence of compact, and the sate of the guidence of neurons of the sate of the guidence of a sate of a sate and used of the guidence of t

borrance to you, please contact the office and we will be pleased to check the information with you. SUREMENTS 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 im-

to obtain verification from their Solicitor. Incurred by intending purchasers in inspecing properting their softing their softing to the Property Buyer is advised to obtain vertification from their softing order or fit for their purpose. A Buyer is advised to obtain vertification from their soft approximation stands 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 vertification from their soft approximation stands are properly are in working order or fit for their purpose. A Buyer is advised advector of the Property are in working order or fit for the purpose. A Buyer is advised to obtain vertification from their solucion or surveyor. References to the Property are based on information supplied by the Seller. The agent has not had sight of the formants. A Buyer is advised to obtain vertification from their solucion or surveyor. References to the Property are based on information supplied by the Seller. The agent has not had sight of the time and the transmitter of the tr

lalies and his funder for bying the property and pages this information to the information mill module whether the prospective buryer needs to sail a property requires a mortage claims to be a case. They can and in a continue after ac-tion of these. Such relevant information that is available should be included in the Memorandum of Sale having of the provisions of the Data Protection Act 8b These reasonable steps must continue after ac-ceptance of the offer until exchange of contracts (in Scontand, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting the funds required and the prospective buyer's progress in achieving the funds required, and reporting such progress to ceptance of the offer until exchange of contracts (in Scontand, conclusion of must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to 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