



King Edward Road, Minehead, Somerset.

**WILKIE MAY  
& TUCKWOOD**

**A one bedroom first floor Apartment with garage forming part of a very attractive, detached character property situated in a sought after residential area of Minehead.**

**DESCRIPTION:** 4 Broadleas is a well-presented one double bedroom first floor Apartment forming part of an early 19<sup>th</sup> century character property situated within a sought after residential area of Minehead. The property benefits from gas fired central heating and UPVC double glazing throughout, high ceilings, a garage, off road parking and lovely views towards Conygar Tower and towards the coast.

The accommodation comprises in brief: Entrance into

communal entrance hall with stairs to the first floor and front door into Entrance Hall with doors to all rooms, window into an aspect to the side affording views towards North Hill and laminate flooring. The Kitchen/Dining Room is a lovely, double aspect room with windows to the front and side, original ceiling coving and laminate slate effect flooring and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, Bosch electric oven and hob with extractor hood over, integrated fridge/freezer and central heating boiler.

The Living Room is a large, double aspect room with double glazed sash windows with lovely views towards the surrounding hills and the coast and original ceiling coving. The Bedroom also has double glazed sash window, lovely views and original ceiling coving. The Bathroom is fitted with a white four piece suite comprising bath, separate shower cubicle, low level wc and wash hand basin. There is also a built-in cupboard and obscured window.

Outside the property is approached over a tarmac driveway leading to the Garage which has a storage room

**ACCOMMODATION (all measurements are approximate):**

**KITCHEN/DINING ROOM** 10'9" (3.27m) x 11'1" (3.37m)

**LIVING ROOM** 13'7" (4.14m) x 10'5" (3.17m)

**BEDROOM** 11'4" (3.45m) x 9'3" (2.81m)

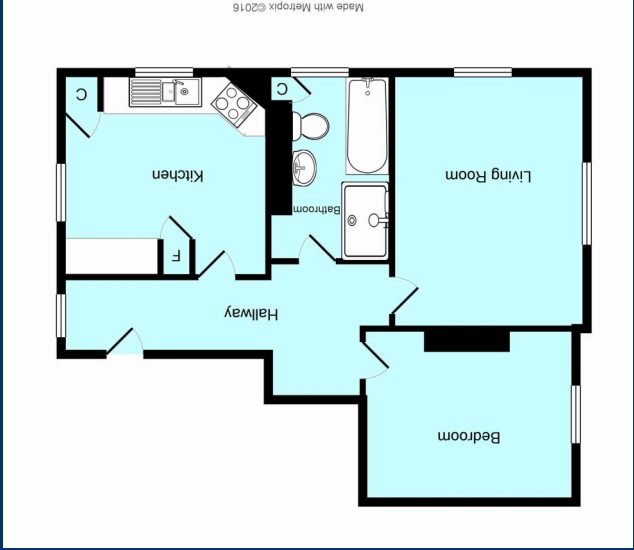
**BATHROOM** 10'2" (3.09m) x 6'7" (2.00m)

**GARAGE** 16'10" (5.13m) x 10'2" (3.09m)

**DIRECTIONS:** From our office in Park Street turn right and follow the road around to the right up Friday Street. Take the third turning on the left into King Edward Road where the property will be found after a short distance on the left hand side.

**LEASE DETAILS:** The property is held under the terms of a Lease dated the 26th November 1964 granted for the term of 999 years from the 26th November 1964. There is also a maintenance fund set up by a Deed of Mutual Covenant dated the 12th March 1997 under which a monthly payment of £35.00 as at August 2016 is made to cover the property insurance paid separately which as at August 2016 amounts to £160.00 per annum.

**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 purchasers 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 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** 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.



**King Edward Road,  
Minehead, Somerset TA24 5JB**  
**£107,000**

**GENERAL REMARKS AND STIPULATION**  
**Tenure:** Leasehold  
**Council Tax Banding:** A  
**Energy Rating:** C



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**WILKIE MAY & TUCKWOOD**