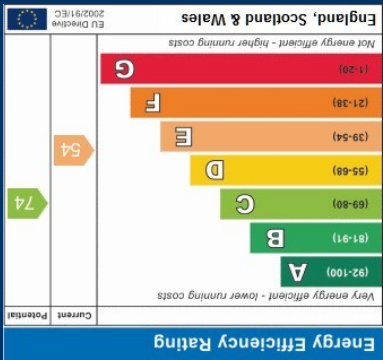


Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ



Council Tax Band: C

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

drainage.

Mains water with meter, mains electricity and mains

Services:

with vacant possession on completion.

The property is offered for sale leasehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £173,000

Culvercliffe Court, Quay West,
Minehead | Somerset | TA24 5UP

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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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.

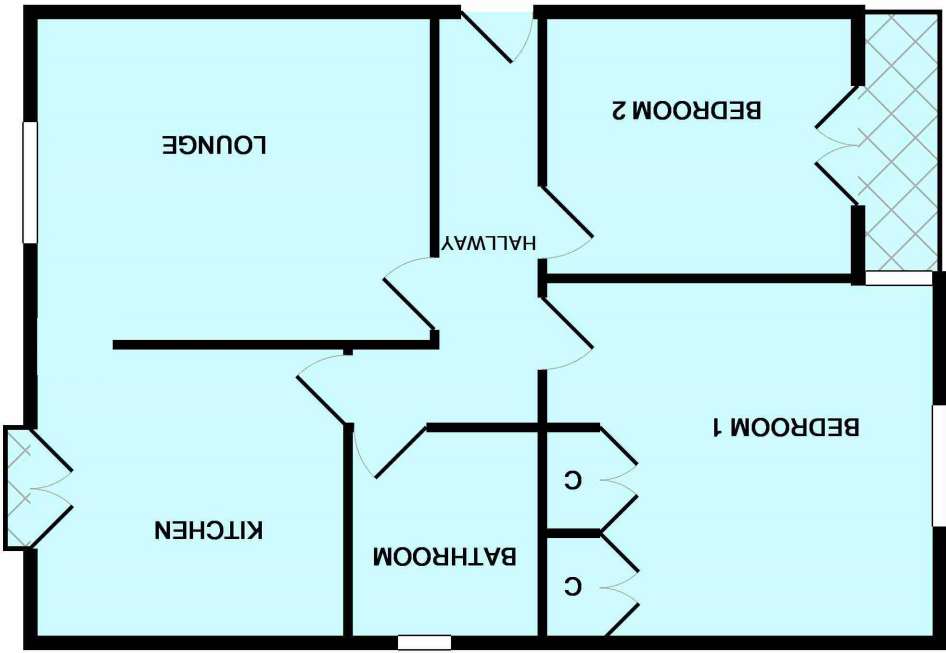
MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 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.

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.



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Culvercliffe Court, Quay West,
Minehead, Somerset, TA24 5UP

WILKIE MAY & TUCKWOOD



DESCRIPTION: A two bedroom top floor Apartment situated within a purpose-built development in a sought after area on Minehead sea front. The property benefits from a single garage situated in a block behind the development and wonderful coastal views from the Lounge and Kitchen with the Kitchen having the added benefit of a Juliet balcony. There is also a larger balcony leading from the second Bedroom.

The accommodation comprises in brief: Entrance through communal front door on the ground floor with steps leading up to the second floor and access through the front door into the Entrance Hall of the Apartment with doors to all rooms, with phone entry system, cloaks area and storage heater. The Lounge is a good-sized room with large window affording spectacular sea views, electric flame effect fire, aerial point, ceiling fan/light, storage heater and open 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 surround, storage heater, integrated fridge, freezer and electric cooker with extractor hood and space and plumbing for washing machine. There is also a Juliet balcony with wonderful coastal views.

The Bedrooms are both to the rear of the property. Bedroom 1 has two windows to the rear, a storage heater, ceiling fan/light and built-in wardrobes. Bedroom 2 has a patio door leading to the balcony. The Bathroom is fitted with a suite comprising bath with electric shower over, wc and wash hand basin. There is also a heated towel rail, extractor fan and airing cupboard housing the hot water cylinder.

Outside to the rear of the property there is a single garage set within a block.

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. Upon reaching the sea front turn left into the Esplanade and proceed along passing the harbour on your right hand side. The property will be found after a short distance on the left hand side indicated by our For Sale board.

TENURE: The property is leasehold and is held under the terms of a Lease dated the 25th November 1988 granted for the term of 999 years from the 1st September 1988. There is a rent payable under the terms of the Lease currently £195.00 per annum together with a Service Charge which as at January 2018 amounts to £400.00 per annum.



A two bedroom top floor Apartment situated within a purpose-built development on Minehead sea front with garage and wonderful coastal views.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
LOUNGE 13'8" (4.16m) x 12'7" (3.83m)
KITCHEN 12'3" (3.73m) x 10'2" (3.09m)
BEDROOM ONE 12'9" (3.88m) x 10'2" (3.09m)
BEDROOM TWO 10'7" (3.22m) x 9'1" (2.76m) **BATHROOM**