



7A Park Street
Minehead, Somerset, TA24 5NQ

**WILKIE MAY
 & TUCKWOOD**

A newly renovated three/four bedroom maisonette offering light, airy and versatile accommodation over two floors situated within Minehead town centre and offered for sale with NO ONWARD CHAIN.

DESCRIPTION: A newly renovated three/four bedroom maisonette offering light, airy and versatile accommodation over two floors situated within Minehead town centre. This individual property retains many character features with high ceilings and spacious accommodation throughout and is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance up steps rising to the double glazed front door with steps rising to a first floor landing with door into the Bathroom which is fitted with new suite comprising curved bath with shower over, low level wc and wash hand basin with door to airing cupboard and double glazed window to the rear. Steps then rise up to a further area of Hallway with storage heater, stairs on up to the second floor and door into the Lounge/Dining Room/Kitchen which is a large double aspect high ceilinged room with large bay window to the front, double glazed window to the rear and storage heater. The Kitchen area is fitted with a range of modern work surface, integrated electric hob and oven with

washing machine. extractor over, space for fridge/freezer and space for

To the second floor there is a landing area with storage cupboards and doors to Bedrooms 1, 2 and 3. Bedroom 1 has an aspect to the rear, storage heater and feature five place, Bedroom 2 has a sash window to the front with storage heater and Bedroom 3 has a sash window to the front and storage heater. Further steps lead up from the landing area to the Study/Bedroom 4.

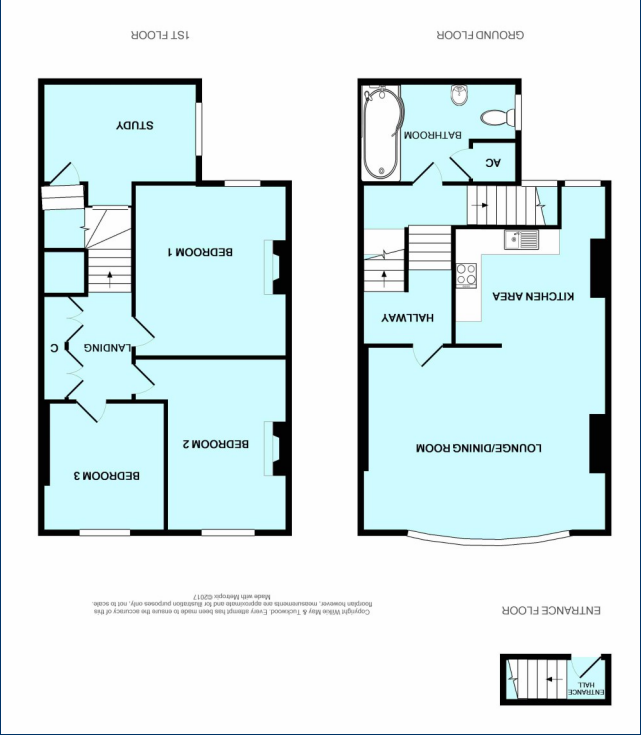
ACCOMMODATION (all measurements are approximate):

BATHROOM 13'4" (4.06m) x 13'4" (4.06m) max. x **KITCHEN AREA** 9'3" (2.81m) min. 13'5" (4.08m) max. x **BEDROOM ONE** 12'6" (3.81m) max. x 13'3" (4.03m) **BEDROOM TWO** 9'5" (2.87m) max. into recess x 13'2" (4.01m) **BEDROOM THREE** 9'9" (2.97m) x 9'5" (2.87m) **STUDY/BEDROOM FOUR** 11'5" (3.47m) x 6'6" (1.98m) min.

DIRECTIONS: From our office in Park Street turn left and then first left into Park Terrace. Take the gravelled pathway on your left and follow this pathway its length and turn left going through the doorway in front of you and through the covered passageway where the front door to the property will be in front of you.

TENURE: The property is Leasehold and is held under the terms of a Lease dated the 2nd May 2017 granted for the term of 125 years from 2nd May 2017 subject to the Service Charge payable under the terms of the Lease which for October 2017 amounted to £246.26 to cover the property insurance.

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 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 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.



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GUIDE PRICE: £149,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold

Council Tax Banding: B

Energy Rating: G



WILKIE MAY & TUCKWOOD

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