



15 Stone Mill Court

Park Terrace, Minehead, Somerset, TA24 5NE

**WILKIE MAY  
& TUCKWOOD**

**A two bedroom second floor Retirement Apartment with double glazing, electric storage heating, residents' and visitor parking situated close to the town centre. The property is offered for sale with NO ONWARD CHAIN.**

**DESCRIPTION:** 15 Stone Mill Court is a two bedroom second floor Retirement Apartment situated within easy walking distance of all town centre amenities. The property benefits from double glazing and electric storage heating throughout, lift access, the services of a house manager, security intercom, 24 hour emergency pull cord, pleasant views towards North Hill and residents' and visitor parking. Stone Mill Court is suitable for residents over the age of 60.

## ACCOMMODATION [All measurements are approximate],

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 left and take the first turning on the left into Park Terrace where the property will be found after a short distance on the right hand side.

**LIVING ROOM 15'9" (4.80m) x 9'7" (2.92m)**

**KITCHEN 9'8" (2.94m) x 5'4" (1.62m)**

**BEDROOM ONE 12'5" (3.78m) x 8'8" (2.64m)**

**BEDROOM TWO 11'4" (3.45m) x 6'9" (2.05m)**

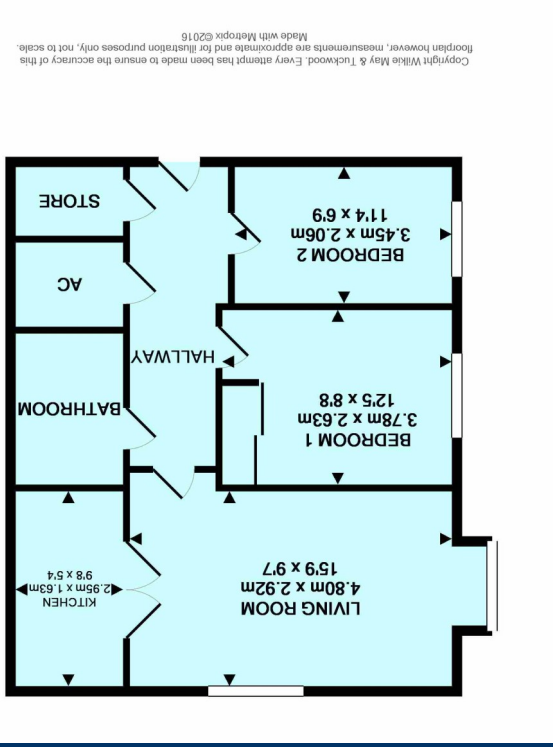
## BATHROOM

**TENURE:** The property is Leasehold. There is a Service Charge payable under the terms of the Lease which as at April 2018 amounts to £1,800 per six months to cover the maintenance of the building, insurance, ground rent, site manager etc.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with doors to all rooms, storage cupboard and airing cupboard. The Living Room is a good-sized double aspect room with window to the front with views towards North Hill and window to the side. Double doors open into the Kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker with integrated extractor hood and space for fridge. The Bedrooms are both to the front of the property with the larger benefiting from a fitted wardrobe. The Bathroom is fitted with a suite comprising bath with mixer tap shower attachment, wash hand basin and wc. Outside there is residents' and visitor parking to the rear of the property.

**SITUATION:** Minehead itself 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

**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 make 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. **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** 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.



**15 Stone Mill Court, Park Terrace,  
Minehead, Somerset TA24 5NE**

**£65,000**

## GENERAL REMARKS AND STIPULATION

**Tenure:** Leasehold

**Council Tax Banding:** D

**Energy Rating:** C



**WILKIE MAY  
& TUCKWOOD**

**Tel: 01643 704400**

**7 Park Street, Minehead, Somerset TA24 5NQ  
Website: [www.wilkie.co.uk](http://www.wilkie.co.uk)  
Email: [minehead@wilkie.co.uk](mailto:minehead@wilkie.co.uk)**