



Bernard Crescent
Minehead, Somerset, TA24 5HP

**WILKIE MAY
& TUCKWOOD**

A very well presented two bedroom ground floor Apartment with gas fired central heating and double glazing throughout, garage and attractive communal gardens situated within a quarter of a mile of all town centre amenities.

DESCRIPTION: The property is a very well presented, two bedroom ground floor Apartment situated within a purpose built development within a quarter of a mile of all town centre amenities. The property benefits from gas fired central heating and double glazing throughout, a garage and well maintained communal gardens.

The accommodation comprises in brief: Entrance Hall with storage cupboard, airing cupboard and doors to all rooms. There is a good sized Living Room with window to the front with views over the communal gardens and doorway into the Kitchen/Dining Room which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surround and window to the front.

There are also two Bedrooms, both with aspects to the rear and one with a built in wardrobe and Bathroom fitted with a suite comprising bath, wc and wash hand basin.

Outside, the property sits within well maintained communal gardens with the garage situated within a small block close by with off road parking to the front.

DIRECTIONS: From our office in Park Street turn right and follow the road around and up Friday Street which then becomes Townsend Road. Take the fourth turning on the right into Paganel Road where the entrance to Bernard Crescent will be found after a short distance on the right hand side.

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.

LEASE DETAILS: The property is held under the terms of a Lease dated the 9th June 1989 granted for the term of 999 years from the 30th September 1984. There is a rent payable under the terms of the Lease currently £10 per annum together with a Service Charge which as at April 2016 amounts to £840 per annum.

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 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** 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.

Bernard Crescent, Minehead, Somerset
TA24 5HP

PRICE: £118,000

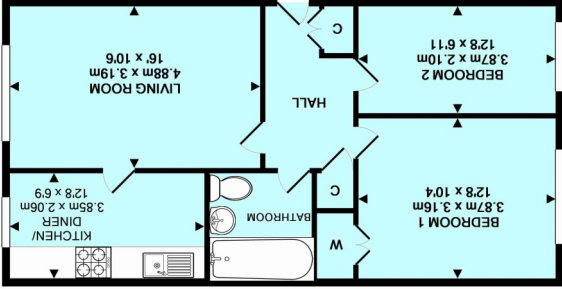
GENERAL REMARKS AND STIPULATION

Tenure: Leasehold
Council Tax Banding: B
Energy Rating: C



WILKIE MAY
& TUCKWOOD

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



TOTAL APPROX. FLOOR AREA 55.9 SQ.M. (601 SQ.FT.)

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