



Selbourne Place
Minehead, Somerset, TA24 5TY

**WILKIE MAY
& TUCKWOOD**

A two bedroom ground floor Apartment with private courtyard garden situated within easy walking distance of Minehead town centre. The property is offered for sale with NO ONWARD CHAIN.

DESCRIPTION: A two bedroom ground floor Apartment with private courtyard garden situated within easy walking distance of all town centre amenities and offered for sale with NO ONWARD CHAIN. The property also benefits from gas fired central heating and partial double glazing.

The accommodation comprises in brief: Entrance through main front door into communal entrance hall with door and stairs to the first floor Apartment and front door into the ground floor Apartment. The front door leads into a Hallway with doors to the Lounge, Bedrooms and Bathroom and open access to the Kitchen. The Lounge is a good-sized room with double glazed bay window to the front, radiator and gas fire. Bedroom 1 is a double room with high ceiling, double glazed window to the rear and radiator. The Bathroom is fitted with a suite comprising bath with shower over, low level wc and hand wash basin. There is a window to the side, radiator and extractor fan. Bedroom 2/Study has a double glazed window to the side and radiator. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for fridge, integrated cooker and hob, storage cupboard, gas boiler and radiator. There is a double glazed window to the side and access to a small utility porch with double glazed window to the rear and double glazed back door leading to the private courtyard area.

TENURE: The property is freehold and is being sold subject to a Lease of 39B Selbourne Place.

DIRECTIONS: From our office in Park Street turn right and follow the road around to the right into Friday Street. Take the first turning on the right into Selbourne Place where the property will be found on the right hand side indicated by our For Sale Board.

ACCOMMODATION (all measurements are approximate)

LOUNGE 13'4" (4.06m) into recess x 15'1" (4.59m)

BEDROOM ONE 13'1" (3.98m) x 13'4" (4.06m)

BATHROOM

BEDROOM TWO/STUDY 7'9" (2.36m) x 5'7" (1.70m)

KITCHEN 8'7" (2.61m) x 10'4" (3.14m)

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.

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, 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. **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.

Selbourne Place, Minehead, Somerset

GUIDE PRICE: £107,000

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

Council Tax Banding: A

Energy Rating: D

Services: Mains water with meter, mains drainage, Mains electricity and gas fired central heating.

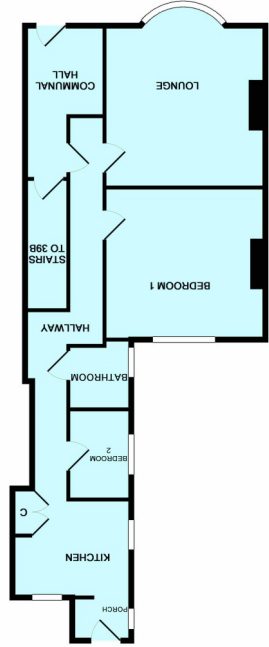
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