







Irnham Mews

Irnham Road, Minehead, Somerset, TA24 5LX

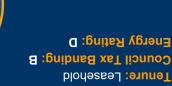
WILKIE MAY & TUCKWOOD



Somerset TA24 5LX Irnham Mews, Irnham Road, Minehead,

£159,950

GENERAL REMARKS AND STIPULATION





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

> offered for sale with NO ONWARD CHAIN. situated within easy walking distance of town centre amenities. The property is A two bedroom split-level Apartment with off road parking and communal courtyard

approximate) ACCOMMODATION (all measurements are

KITCHEN 7'3" (2.20m) x 6' (1.82m)

LIVING ROOM 12'9" (3.88m) x 10'7" (3.22m)

BEDROOM ONE 13' (3.96m) x 12'9" (3.88m)

BEDROOM TWO 12'9" (3.88m) max. 9'1" (2.76m) min.

right and follow the road around to the right up Friday DIRECTIONS: From our office in Park Street turn x 13, max.

TENURE: The property is Leasehold and is held found after a short distance on the left hand side. into Summerland Road. Access to Irnham Mews will be and follow the road along going past the left hand turning Street. Take the first turning on the left into Irnham Road

together with a Service Charge with details to follow. 1999 subject to the payment of a yearly rent of £50.00 granted for the term of 199 years from the 31st December under the terms of a Lease dated the 12" October 2000

> sale with NO ONWARD CHAIN. space, the use of a communal courtyard and is offered for heating and double glazing throughout, a car parking amenities. The property benefits from gas fired central situated within easy walking distance of all town centre **DESCRIPTION:** A two bedroom split-level Apartment

stairs leading to the first floor. window to the side and window to the rear together with Room is a good-sized double aspect room with large hob with electric oven and window to the side. The Living incorporated into work surface with tiled surrounds, gas fitted with a range of wall and base units, sink and drainer access to the Kitchen and Living Room. The Kitchen is front door into a hallway with storage cupboard and The accommodation comprises in brief: Entrance through

:apis hand basin. There is also an obscured window to the suite comprising shower cubicle, low level wc and wash and window to the rear. The shower Room is fitted with a window to the side overlooking the communal courtyard courtyard and Bedroom 2 is a double aspect room with has a window to the side overlooking the communal doors into Bedroom 1 and a Shower Room. Bedroom 1 To the first floor there is open access to Bedroom 2 and

communal courtyard. Outside there is one car parking space together with the

INPORTANT 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 inherding purchasers and to considure part of an offer or conflact. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions considered to conflict the part of an occupation and one of their details are given in good faith, and are believed to be correct, but any intending purchasers should not new as satisfierments or representations of a fact, but must salisty themselves by inspection or other details are given in good faith, and are believed to be correct, but any intending purchasers should not new as as statements or representations or softward 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 or give any representation our presents in instruction or overtiment or property on pehalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of which have peans poul also representation our presents in instruction our presents or well of the property on behalf of Wilkie May & Tuckwood, nor enter into any contract on penalf of vendor. 4. No responsibility can be accepted for any expenses

to obtain verification from their Solicitor. incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

THE PROPERTY MISOESCRIPTIONS 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 fille documents. A Buyer is advised

ition of these, soft me offer until exchange of contracts (in Scotland, on onclusion of missives) and must include whether the prospective buyer needs to sell a property, requires a mortigage, claims to be a cash buyer or any combines in the contract of the prospective buyer or the property and personal pers 8. Financial Evaluation 8a 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

SUREMENTS 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 im-

portance to you, please contact the office and we will be pleased to check the information with you.