



# Irnham Mews

Irnham Road, Minehead, Somerset, TA24 5LX

**WILKIE MAY  
& TUCKWOOD**



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

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

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

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

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

**ACCOMMODATION (all measurements are approximate)**

**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. x 13' max.**

**DIRECTIONS:** From our office in Park Street turn right and follow the road around to the right up Friday Street. Take the first turning on the left into Irnham Road and follow the road along going past the left hand turning into Summerland Road. Access to Irnham Mews will be found after a short distance on the left hand side.

**TENURE:** The property is Leasehold and is held under the terms of a Lease dated the 12<sup>th</sup> October 2000 granted for the term of 199 years from the 31<sup>st</sup> December 1999 subject to the payment of a yearly rent of £50.00 together with a Service Charge with details to follow.

**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 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** 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.

## GENERAL REMARKS AND STIPULATION

**£129,950**

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**Tenure:** Leasehold  
**Council Tax Banding:** B  
**Energy Rating:** D



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