



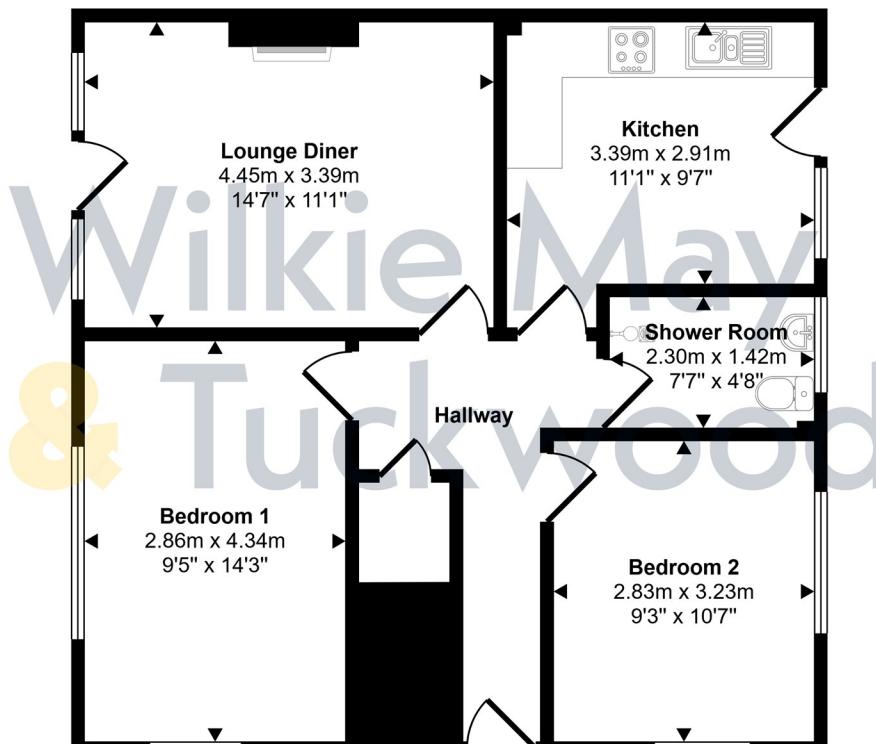
Marley Close
Minehead TA24 6DS
Price £149,950 Leasehold

2	1	1	EPC

**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A conveniently located ground-floor apartment with two double bedrooms, close to Alcombe's shops, schools and local amenities, benefiting from gas-fired central heating, double glazing, and front and rear gardens.

AGENTS NOTE: This property is Leasehold and is held under the residue of a 125 year lease. There is a service charge payable under the terms of the lease currently £57.61 per month.

- Two double bedrooms
- Ground floor apartment
- Gas central heating
- Double glazing throughout
- Front and rear gardens
- NO ONWARD CHAIN
- Convenient for amenities
- Modern fitted kitchen
- Ideal for first-time buyers



Wilkie May & Tuckwood are delighted to be able to offer this two bedroom ground floor flat situated conveniently for Alcombe's shops, schools and other amenities.

The property is entered via a front door leading into a central hallway, providing access to all principal rooms.

The lounge diner is generously proportioned and benefits from double-glazed doors opening directly onto the front garden, creating a bright and airy living space. A gas fireplace forms an attractive focal point, while a side access gate offers convenient external access.

The kitchen is fitted with a range of wall and base units and provides space for a small dining table. Integrated appliances include a gas oven and hob, with additional space for a washer dryer and fridge freezer. The kitchen also houses the gas-fired boiler and features a sink with drainer. A door leads directly to the rear garden.

Both bedrooms are well-sized doubles, each enjoying dual-aspect windows that allow for excellent natural light throughout the day.



The accommodation is completed by a wet room, fitted with an accessible shower enclosure, WC and hand basin.

Externally, the property boasts a well-proportioned, level garden laid predominantly to lawn adjacent to the lounge diner. A further area of lawn and paved slabs is accessed from the kitchen, offering additional outdoor space suitable for seating or entertaining. The property also benefits from two detached garden stores, providing useful external storage.

Planning information is available on <http://www.somersettcountyuk.gov.uk/asp/>

adherent area. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage. The maximum available broadband speeds are 1800 Mbps

properly located: //amplifier.splints.courage.Council Tax Band: A

ocal Authority: Somerset County Council, Deane House, Belvedere Road, Taunton TA1 1HE

SERVICES: Machines water, mddins electricity, mddins drainage and gas fired central heating.

Learn more: [Learn more](#) | [See description](#)

Tenure: Leadership

GENERAL REMARKS AND STIPULATIONS:

