



Periton Way

Minehead, TA24 8AJ

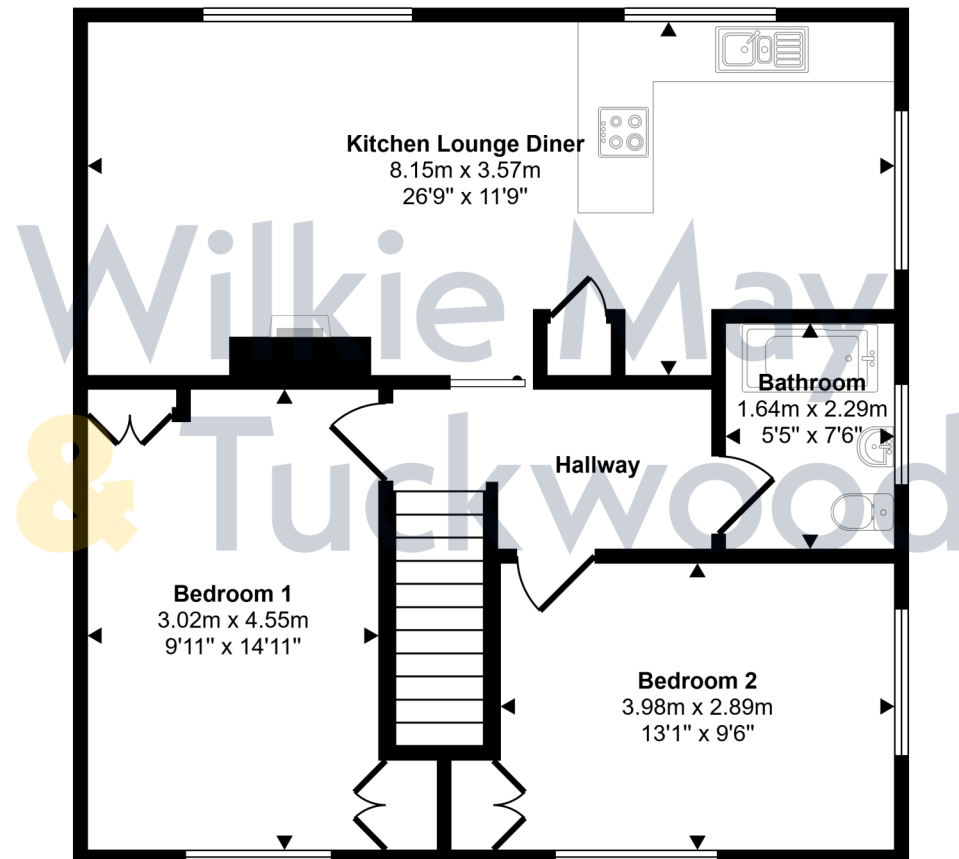
Price £185,000 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
68 sq m / 734 sq ft



First Floor

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 beautifully presented and fully updated, two double bedroom first floor flat situated within a popular residential area within one mile of town centre amenities.

Of cavity wall construction under a pitched roof, this attractive property benefits from electric heating and double glazing throughout, a modern kitchen and bathroom, off road parking, a good-sized garden and lovely views from the front towards Woodcombe.

- Popular residential area
- 2 bedrooms
- Off road parking
- Good-sized garden to the rear
- Lovely views from the front



Wilkie May & Tuckwood are delighted to be able to offer this lovely, first floor flat.

The accommodation comprises in brief: entrance through ground floor front door with stairs up to the first floor hallway which has doors to all rooms.

The original lounge and kitchen have been opened up to provide a large full width room with wood effect flooring throughout, two large windows to the rear overlooking the garden with views to the hills beyond and a window to the side. The lounge area has a feature wall with inset wood burning stove. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated hob with extractor hood over and space and plumbing for a washing machine. There is also a useful storage cupboard.

Bedroom one has two fitted cupboards and a window to the front. Bedroom two is a

double aspect room with windows to the front and side with a lovely view from the side window towards Woodcombe. There is also a fitted cupboard. The bathroom is fitted with a modern three piece suite with obscured window to the side.

Outside to the front, the property has off road parking for several vehicles with a useful storage shed. To the rear there is a good-size level garden laid to lawn with hedged boundaries.

AGENTS NOTE: The property is Leasehold and held under the terms of a lease dated 2001 granted for a period of 125 years. There is a service charge and ground rent payable under the terms of the lease currently £55.75 per calendar month, which includes building insurance, payable to Magna Housing.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///poodle.socket.wreck](http://poodle.socket.wreck) **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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 incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2025. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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 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.

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.



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