



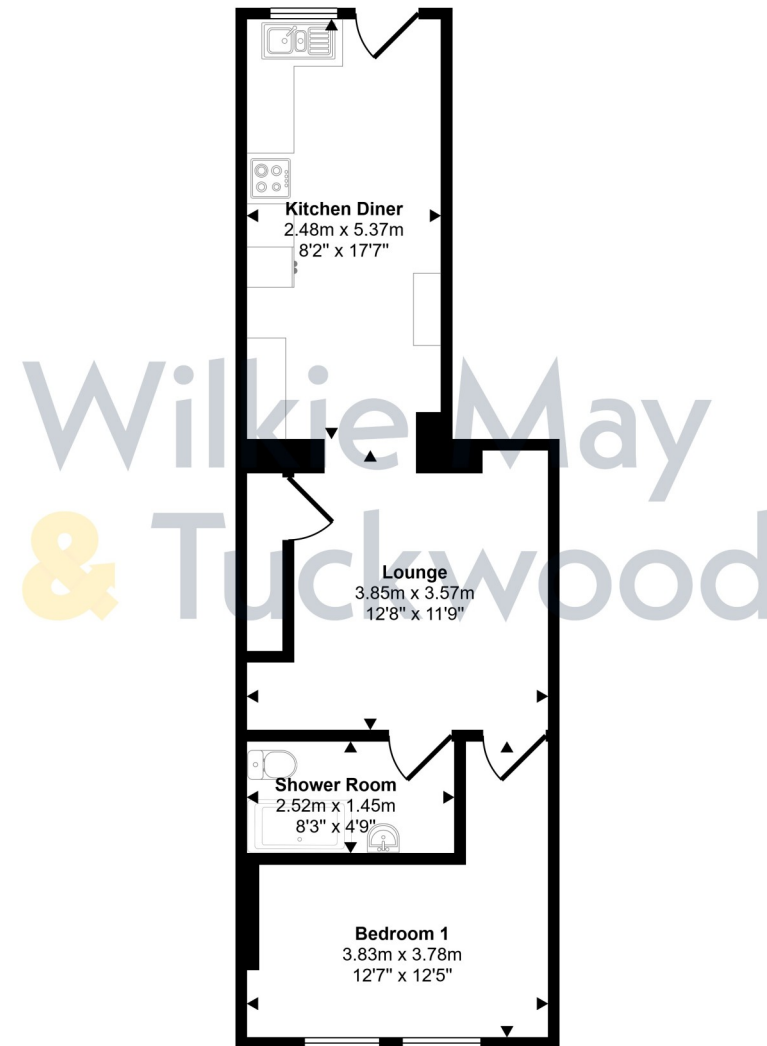
**Clifton Villa, Irnham Road,**  
 Minehead, TA24 5DW  
 Price £145,000 Leasehold



**Wilkie May  
 & Tuckwood**

# Floor Plan

Approx Gross Internal Area  
42 sq m / 457 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 one-bedroom ground floor apartment situated within easy reach of Minehead sea front and the town centre.

Of brick construction under a pitched roof, this property benefits from high performance glazing throughout, electric heating, a modern kitchen and shower room, a garden and off road parking.

**AGENTS NOTE:** The property is leasehold and held under the terms of a 999 year lease granted in 2023. We understand that there is currently no service charge payable. There is a payment of approximately £250.00 per annum towards the Buildings Insurance.

- Within easy reach of the sea front
- 1 double bedroom
- Garden
- Off road parking
- Modern kitchen and shower room



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented, one double bedroom ground floor apartment.

The accommodation comprises in brief: entrance through front door into the kitchen/dining room which is a good sized room with wood effect flooring, window and an attractive pyramid skylight giving a wealth of natural light to the room. The kitchen area is fitted with a modern range of gloss grey wall and base units, sink and drainer incorporated into granite effect work surface, space for slot-in cooker with stainless steel splashback and hood over, space for a fridge freezer and space and plumbing for a washing machine. There is also a wall mounted wifi controlled electric radiator.

An archway leads through to the lounge which is a spacious room with high ceiling, a continuation of the wood effect flooring, storage cupboard and wall mounted wi-fi controlled electric radiator.



From the lounge, doors lead through to the bedroom and shower room.

The bedroom has two windows to the front, wood effect flooring and a wi-fi controlled electric radiator. The shower room is fitted with a suite comprising double shower cubicle, low level wc and vanity wash hand basin. There is also a heated towel rail.

Outside, twin timber gates lead to the driveway and garden areas, laid to a mixture of concrete and gravel. Enclosed by timber fencing.



### 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:** [///salad.giant.presumes](https://salad.giant.presumes) **Council Tax Band: A**

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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 April 2024. . 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

