



Old Cleeve

Minehead, TA24 6HT

Price: £475,000 Freehold



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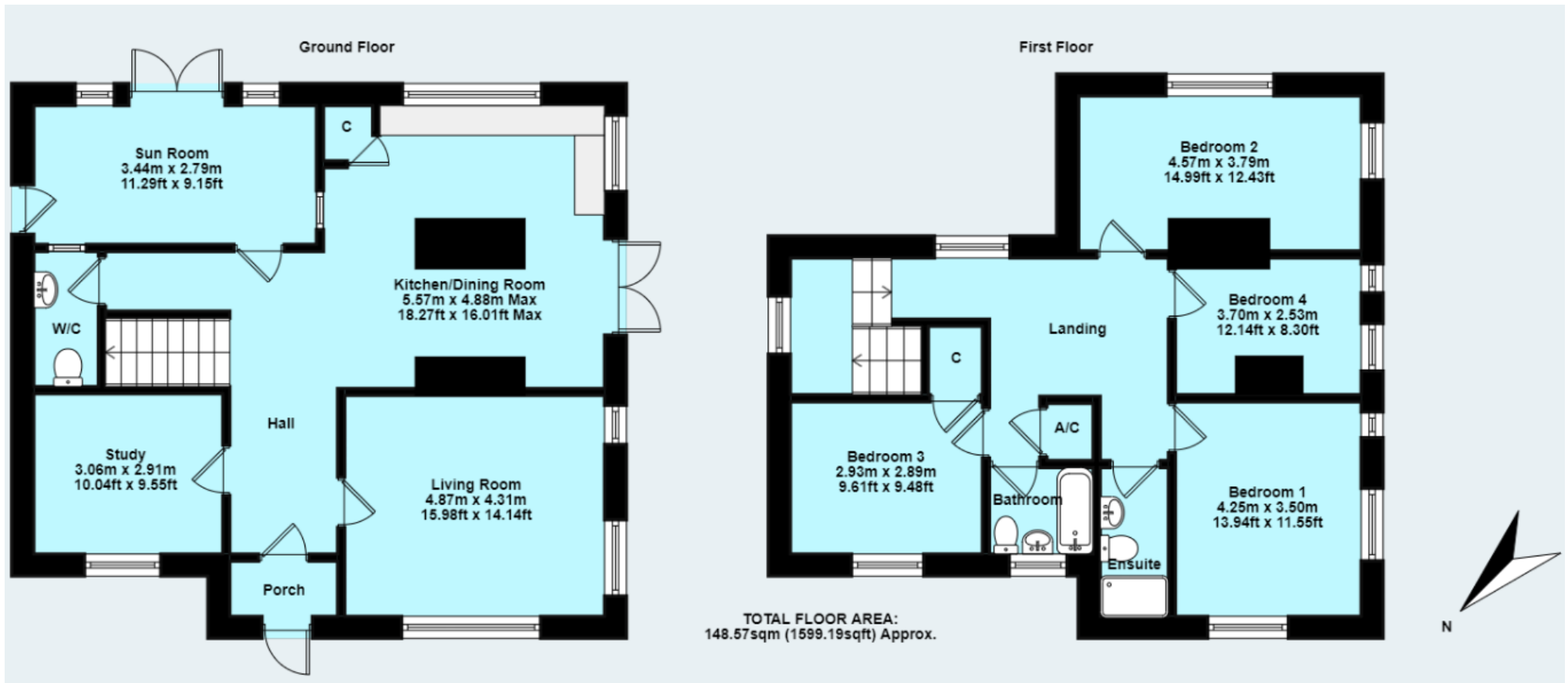
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A substantial four/five double bedroom detached House situated on the outskirts of the popular village of Old Cleeve offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, a bathroom and shower room on the first floor, a garage with off road parking, a good-sized level garden and lovely rural views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- 4/5 Bedrooms
- Garage and parking
- Good-sized garden
- Lovely rural views
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with door to HALLWAY with stairs to the first floor, original wood flooring and door to fitted CLOAKROOM.

LIVING ROOM: good-sized double aspect room with windows to the front and side, laminate flooring and fireplace with inset wood burning stove.

STUDY/BEDROOM FIVE: aspect to the front.

KITCHEN/DINING ROOM: fitted kitchen, integrated eye-level double oven and four ring gas hob, space and plumbing for dishwasher, space for tall fridge freezer, floor standing gas fired boiler, patio doors opening to the garden and windows to the side and rear.

SUN ROOM: with patio doors to the garden and

door to the UTILITY SPACE and GARAGE..

FIRST FLOOR LANDING: with windows to the rear and side, loft hatch and airing cupboard.

BEDROOMS: one a double aspect room with views to the front and side, one with views to the side and rear, the third with views to the front and the fourth to the side.

BATHROOM: fitted three piece suite.

SHOWER ROOM: fitted suite

OUTSIDE: alongside the front of the property there is off road parking for two vehicles with access to the GARAGE. The majority of the garden is to either side of the property and is predominantly laid to lawn. There is also a patio area which wraps around to the rear garden which is also laid to lawn.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, domestic sewage treatment plant and gas fired central heating.

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

Property Location: [///constants.mammoths.waistcoat](https://constants.mammoths.waistcoat) **NOTE: The property adjoins a small light industrial estate**
Council Tax Band: D

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 January 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.



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