

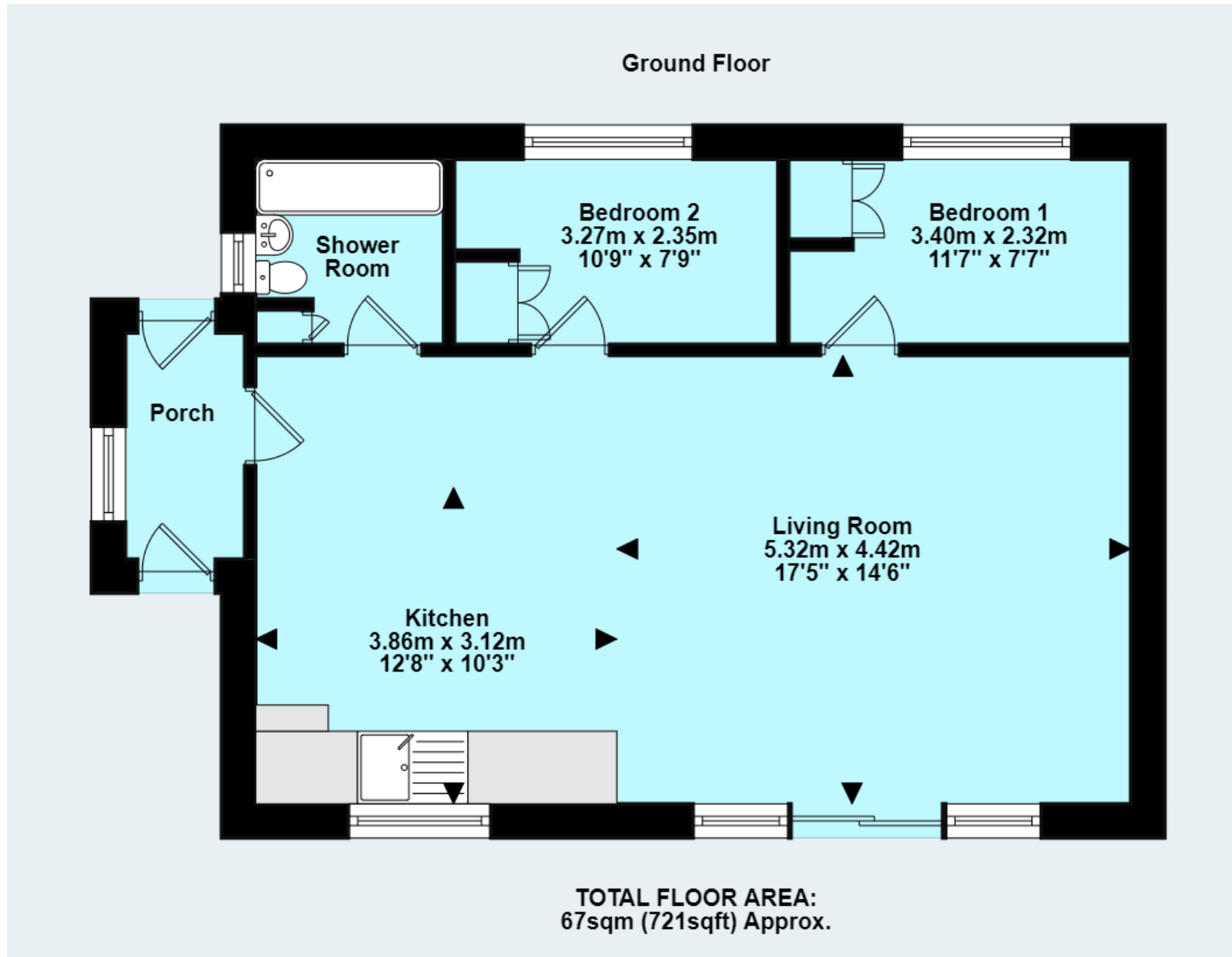


Cleeve Park,
Chapel Cleeve, TA24 6JE
£187,500 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A much improved and well presented detached two bedroom park home situated in a private position with views to open countryside.

- Detached
- 2 Bedrooms
- Modern Kitchen/Shower Room
- Far Reaching Views
- Modern Air Source Heating

THE ACCOMMODATION COMPRISES IN BRIEF:

The property comprises a detached single storey park home situated in the historic grounds of Chapel Cleeve Manor which has been greatly improved by the current owner and benefits from full uPVC double glazing, modern air source heating, kitchens and bathrooms. The property is situated on the edge of the woodland setting with views over open farmland and towards the historic West Somerset Railway with the Brendon Hills in the distance.

The accommodation in brief comprises; sliding patio doors into open plan Living Room/Kitchen; with aspect to front, TV point. Kitchen; comprising a bespoke range of handmade wooden units with shelving under and solid worktops over, inset 1 ½ bowl sink and drainer with mixer tap over, space and plumbing for dishwasher, space and plumbing for washing machine, space for small under counter fridge. Door into Master Bedroom; with aspect to rear. Door into Bedroom 2; aspect to rear, built in wardrobes. Shower Room; comprising a modern suite with low level WC, wash basin set into oak unit, large low level walk in shower cubicle with multipanel surround and electric shower over. Side Porch/versatile Study area; with doors to front and rear, power and lighting.

OUTSIDE: The property has the benefit of off road parking with a pedestrian gate leading into the front garden which is laid to lawn with planted borders and plays host to a number of established shrubs. To the rear, the garden is laid to lawn and chippings with fenced and stone wall boundaries with the benefit of a large timber storage shed.





GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

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

Council Tax Band: A

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 November 2023. 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.



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