

8. Financial Evaluation: 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 the prospective buyer's 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. These reasonable steps must contain a notice of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in obtaining the funds required, and preparing such progress to the seller.

GENERAL REMARKS AND STIPULATION	
Term:	The property is offered for sale Freehold by private treaty
Services:	Mains water, mains electricity, mains drainage, mains gas.
Local Authority:	Somerset Council, Dechen House, Belvedere Road, Taunton, TA1 1HE.
Concill Tax Band:	A

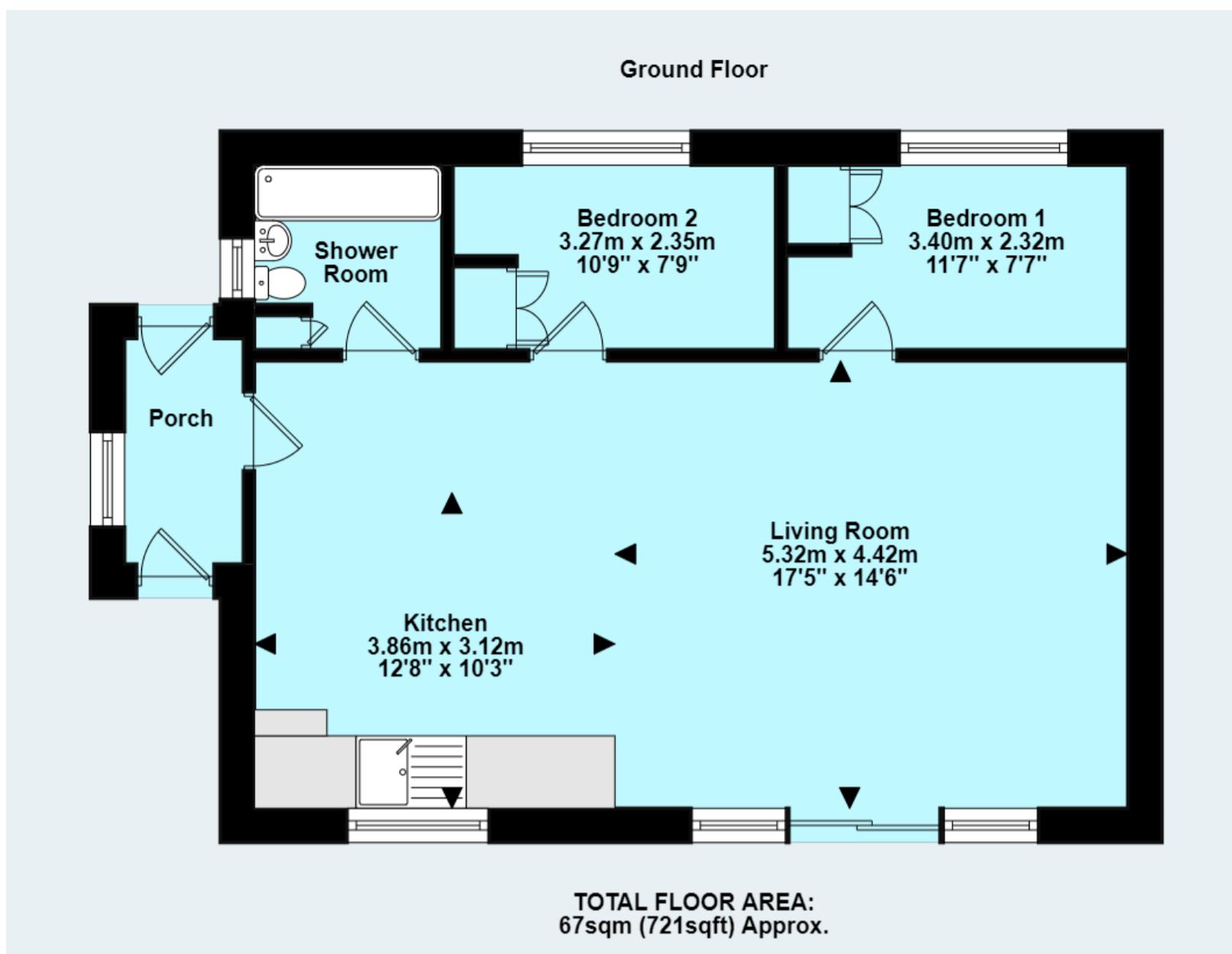


Cleeve Park, Chapel Cleeve, TA24 6JE £187,500 Freehold



Wilkie May & Tuckwood

Floor Plan



WM&T

Description

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

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 Summer House/Home Office.

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



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