



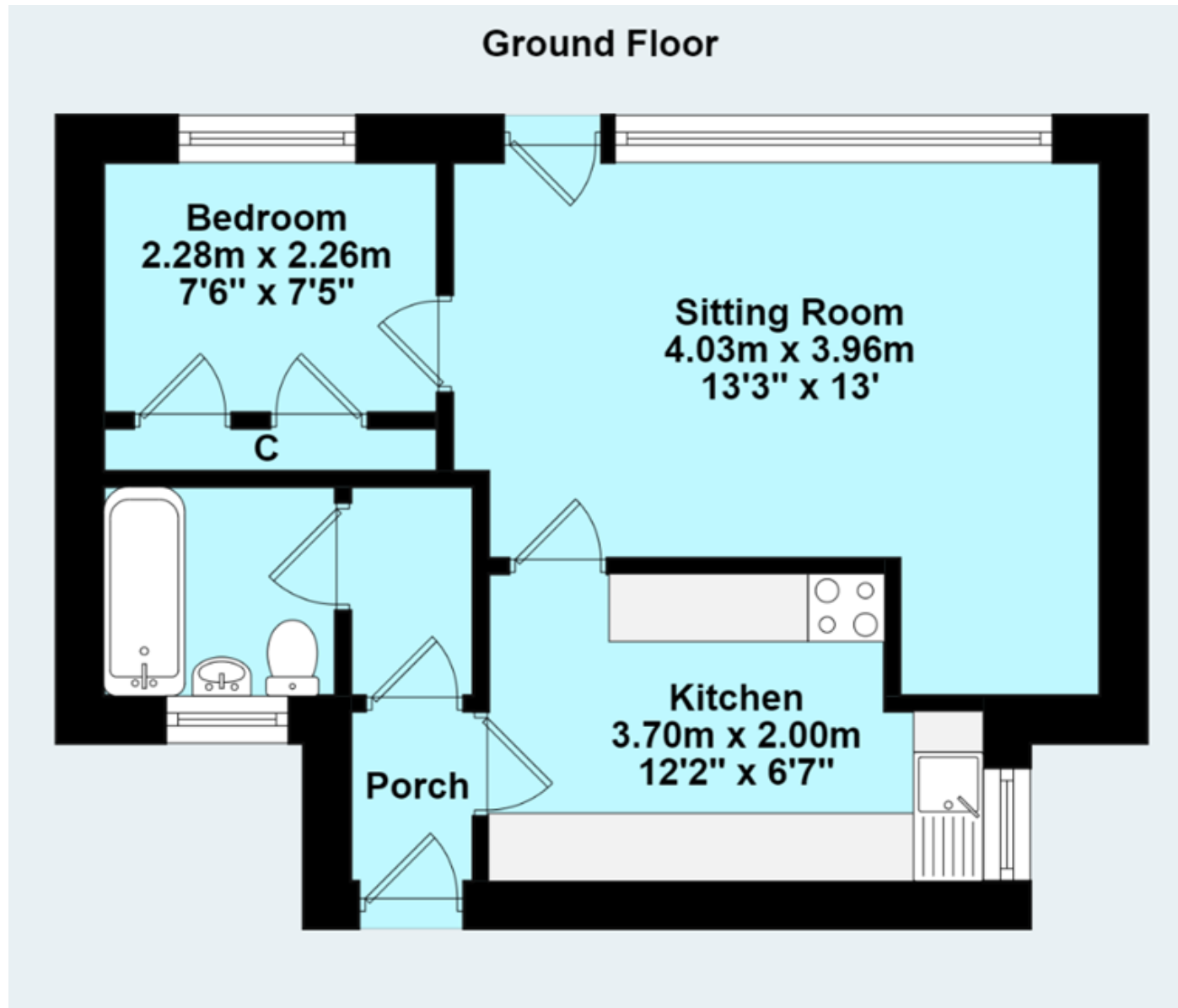
## Cleeve Park

Chapel Cleeve, TA24 6JR  
£185,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan





## Description

A one bedroom detached chalet bungalow with off road parking and garden situated within the popular area of Cleeve Park. Although of non-standard construction, the property does benefit from double glazing throughout, was re-roofed in the Summer of 2022 with a 25 year Guarantee and can be occupied all year round so could be used as a holiday or permanent home.

Cleeve Park is a pretty woodland development situated approximately half a mile from Blue Anchor seafront, two miles from a general store at Carhampton and seven miles from the coastal resort of Minehead. Blue Anchor has an attractive promenade and is also a stop on the renowned West Somerset Steam Railway.

- Detached
- 1 bedrooms
- Garden
- Off road parking
- Viewing recommended



THE ACCOMMODATION COMPRISES IN BRIEF: door into PORCH

KITCHEN: fitted galley style kitchen with window to the side, inset stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge and freezer and integrated oven with electric hob. A door leads through to the,

SITTING/DINING ROOM: wall mounted storage heater, window to the rear and door leading to a patio area.

BEDROOM: window to the rear and fitted wardrobe.

BATHROOM: fitted with a suite comprising bath

with electric shower over, wall mounted wash hand basin and low level wc. There is also an obscured window to the front, a wall mounted heated towel rail and cupboard housing the hot water tank.

OUTSIDE: To the front of the property there is off road parking for one vehicle. Steps lead down to the property and a gate to the side gives access to the garden. Immediately in front of the Sitting/Dining Room there is a patio area and to the side, an attractive raised decked area.

**AGENTS NOTE:** There is a Ground Rent payable of £18.00 per annum.



#### 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 and mains drainage.

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

**Property Location:** From our office in Minehead proceed west towards Williton on the A39. Pass through the village of Carhampton and on reaching the Dragon House Hotel in the next village of Billbrook take the left turn at the crossroads towards Old Cleeve. Continue for approximately one mile taking the second entrance into Cleeve Park.

**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 March 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. 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.