



Cleeve Park, Chapel Cleeve

Minehead, TA24 6JG

£205,000 Freehold



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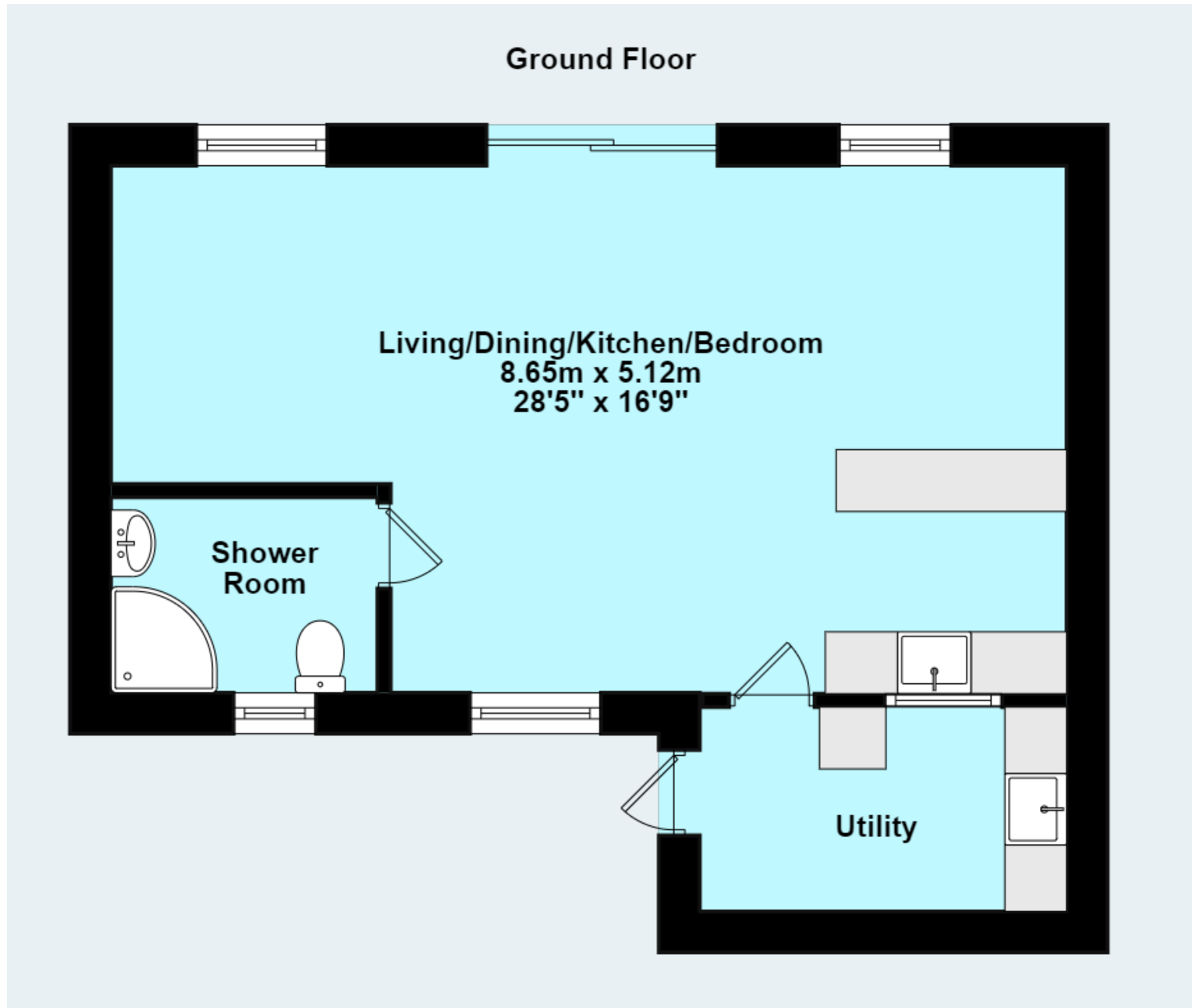
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

An attractive open plan detached bungalow which has been refurbished to a high standard by the current owner situated within the pleasant woodland setting of Cleeve Park within one mile of Blue Anchor sea front with its convenience store and well-renowned café.

Works carried out include stripping the property back to the timber frame and insulation installed in the walls followed by new cladding to the outside in Western red Cedar. Inside the property, the roof and floor were also insulated and re-boarded. The property has also been re-wired and re-plumbed and has a Heat Recovery and Ventilation System. The windows and patio door were also replaced with double glazed aluminium units, the utility room constructed and the drive laid.

Of timber framed construction with internal insulation under a pitched roof, this delightful property benefits from double glazing throughout, a modern kitchen and shower room, a utility room, off road parking and a pretty garden.



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented open plan bungalow situated within the popular Cleeve Park.

The accommodation comprises in brief with entrance through sliding patio doors into the open plan living/bedroom area which also has two windows to the front and one to the rear with lovely views over the garden. The kitchen area is fitted with a modern range of wall and base units, double "butler" style sink with mixer tap, integrated fridge/freezer, attractive display cabinet and space for a slot in electric cooker.

Alongside the kitchen area there is a door into the utility room which has fitted units, sink with mixer tap, space and plumbing for a washing

machine and space for a tumble dryer.

There is also a separate shower room fitted with a modern suite.

Outside to the front there is off road parking for several vehicles with the remainder of the front garden laid to lawn. The rear garden is a particular feature of this property and is predominantly laid to lawn with a patio area, a mature tree and borders planted with attractive flowering shrubs. There is also a good-sized shed.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///plank.clots.grove](http://plank.clots.grove) **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 41 Mbps download and 8 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/webpages/plan/plapplookup.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

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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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