



## Church Close

Old Cleeve, TA24 6HW  
£425,000 Freehold

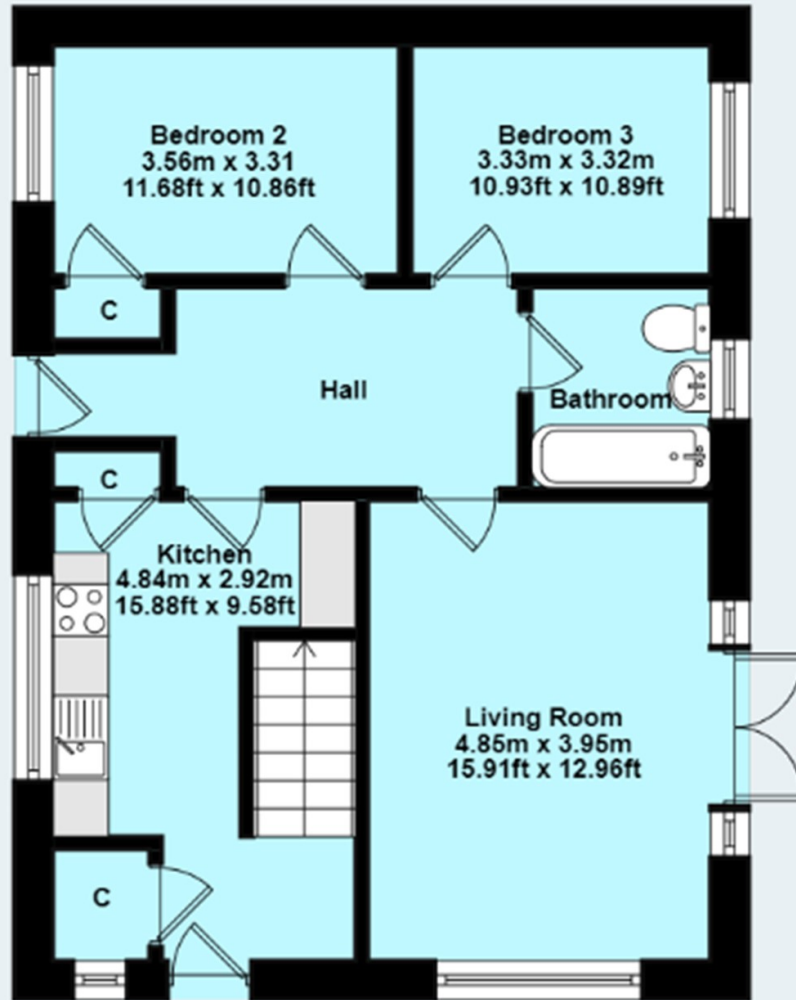


Wilkie May  
& Tuckwood

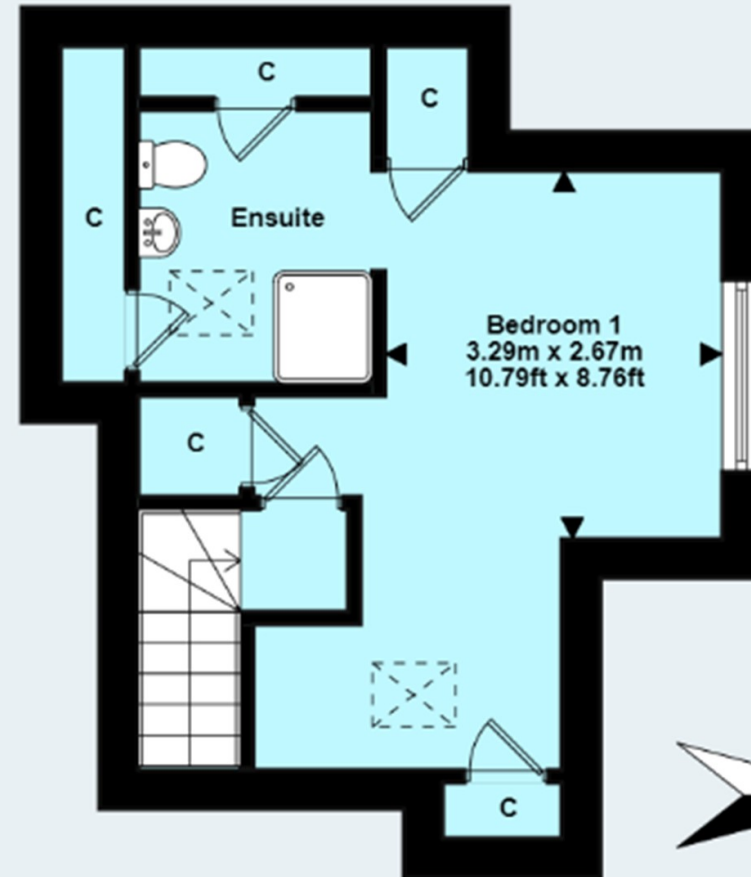


# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
90.14sqm (970.26sqft) Approx.

# Description

An attractive three-bedroom detached dormer Bungalow situated within the sought after West Country village of Old Cleeve.

The property benefits from gas fired central heating and double glazing throughout, solar panels to supplement electricity costs, an en-suite to the master bedroom, off road parking for several vehicles, a delightful garden and lovely views towards the Church and surrounding countryside.

- Sought after village location
- 3 Bedrooms one with en-suite
- Good-sized garden
- Off road parking for several vehicles
- Lovely views



THE ACCOMMODATION COMPRISES IN BRIEF: wardrobe.

entrance through front door into large HALLWAY which is also utilised as a dining area.

LIVING ROOM: a lovely, double aspect room with French doors to the rear affording far reaching countryside views and a window to the side. There is also an attractive feature fireplace.

KITCHEN: fitted with a range of modern wall and base units, one and a half bowl stainless steel sink and drainer, space for gas cooker, space for under counter fridge and freezer, space and plumbing for washing machine and wall mounted gas fired boiler. There are also windows to the front and side, a door to the side, a pantry, separate storage cupboard and stairs to the first floor.

BEDROOMS 2 and 3: one with an aspect to the front and one to the rear and one with a built-in

BATHROOM: modern fitted suite and window to the rear.

FIRST FLOOR LANDING: with access to,

BEDROOM 1: window to the rear with glorious views, eaves storage, further storage/study area and door to EN-SUITE SHOWER ROOM with velux window and further eaves storage.

OUTSIDE: the property is approached over a private roadway. To the front there is off road parking for several vehicles. The garden is a particular feature of this property and is of a good-size with a level terraced area immediately to the rear with steps leading down to the further level garden with raised beds, a greenhouse and shed.





#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

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

**Property Location:** [///tweezers.flopping.tingled](http://tweezers.flopping.tingled)

**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.

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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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

