



## Cleeve Park

Chapel Cleeve, TA24 6JD

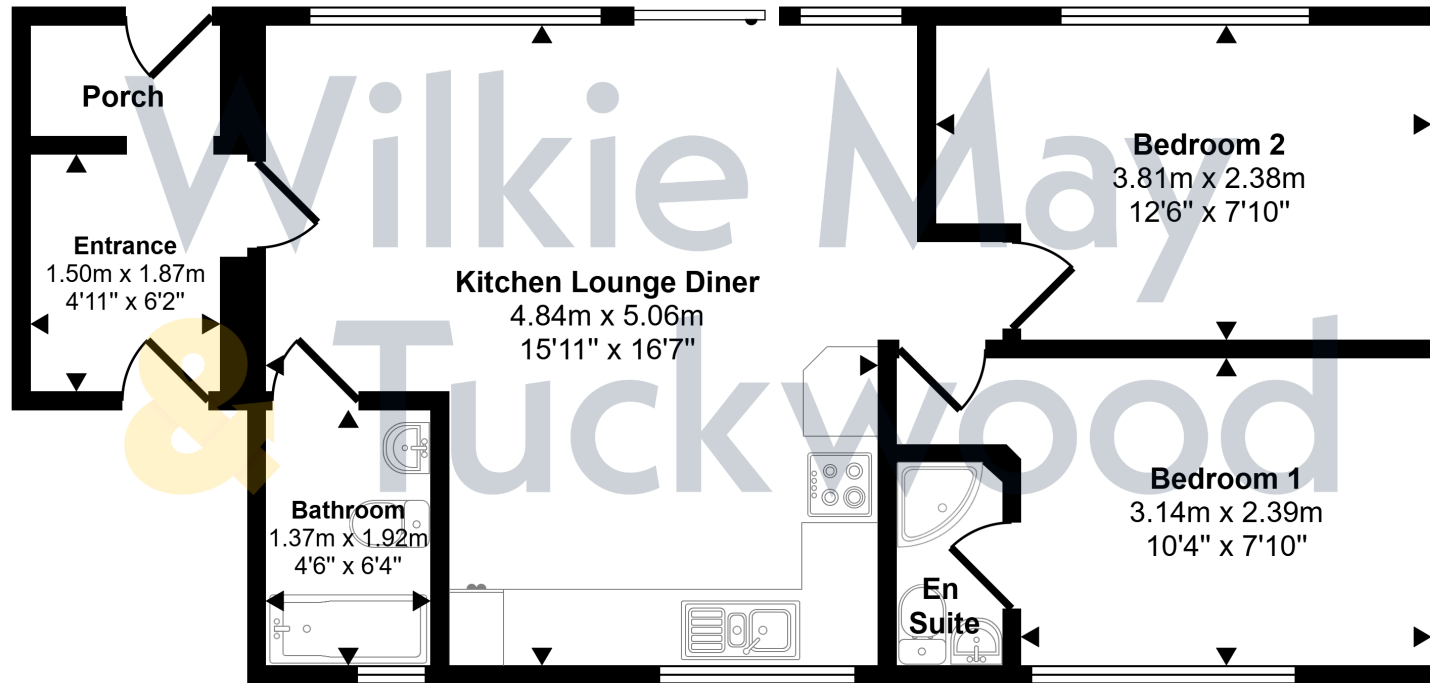
Price £225,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
51 sq m / 548 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Description

An attractive open-plan detached bungalow which has been improved by the current owners to include a new substantially insulated roof, situated within the pleasant woodland setting of Cleeve Park and within one mile of Blue Anchor sea front with its convenience store and café.

Of non-standard construction under a flat roof, this delightful property benefits from electric storage heating, double glazing throughout, an en-suite to the master bedroom, a modern kitchen and bathroom, off road parking and delightful gardens. The property also enjoys wonderful sea views, views over the surrounding countryside and the steam railway.

The property is currently run as a successful holiday cottage with a net income of approximately £15K.

- Attractive woodland setting
- 2 bedrooms one with en-suite
- Off road parking
- Delightful gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this very attractive detached bungalow.

The accommodation comprises in brief: entrance through front door into hallway with door into the open-plan lounge, kitchen, dining room and access to a rear porch which has a door to the garden. The open-plan living area is a large double aspect room with window to the front and windows with sliding doors out to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated electric oven and hob with extractor hood over, integrated fridge/freezer and space and plumbing for a dishwasher and washing machine.

From the open-plan living area there are doors to the two bedrooms and bathroom. Bedroom one has a window to the front and en-suite shower room. Bedroom two has an aspect to the rear with views over the



garden. The bathroom is fitted with a suite comprising bath with shower over, close coupled wc and wash hand basin set into a vanity unit. There is also a heated towel rail and obscured window.

Outside to the front there is a driveway providing for off road parking. To the side of the driveway shallow steps lead up to an area of garden laid to lawn with further shallow steps up to the remainder of the front garden. There is also a good-sized flower bed immediately in front of the property. To the rear there is lovely, private garden laid to lawn with steps up to a further lawned area, all enjoying lovely views over the surrounding farmland to the sea.



## 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:** [///famines.soups.spearhead](http://famines.soups.spearhead) **Council Tax Band:** Currently rated for business rates

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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/>

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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**WM&T**