

Coast & Country

— PROPERTIES BY —
Wilkie May & Tuckwood



GREENLEES

Southlands, Blue Anchor, Minehead, Somerset TA24 6JU



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A delightful, spacious and well-maintained, two-bedroom detached bungalow situated within the popular coastal hamlet of Blue Anchor.

The property is set within mature, private gardens with a driveway providing off road parking leading to an integral single garage. Other benefits include gas fired central heating and double glazing throughout, a conservatory, utility room, bathroom and shower room.

There is also planning permission in place for the erection of a replacement single storey extension under Application No. 3/05/21/009.



ACCOMMODATION



The accommodation comprises in brief: entrance through front door into a: Hall/Study: with windows to the front and side and door to, Hallway: which has a door into the garage, open access to the dining room and doors to the sitting room, kitchen, bedrooms and bathroom.

Sitting Room - a large, double aspect room with windows to the front and side, picture rail and feature fireplace with inset wood burning stove.

Dining Room - attractive room with double doors into the,

Conservatory - which has windows on three sides to take full advantage of views over the rear garden and double doors opening out to the garden.

Kitchen - another large, double aspect room fitted with a range of modern wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated

appliances to include an eye level double oven, ceramic hob with extractor hood over and fridge. There is also plumbing for a dishwasher, a pantry, airing cupboard with radiator, wall mounted gas fired boiler, timber flooring and windows to the front and side. A part-glazed door leads to an,

Inner Hall - with door to outside, door to a fitted Shower Room and onward door to a fitted Utility Room which has a window to the side and door to the rear garden.

Bedroom One - fitted with a range of cupboards and wardrobes and window to the rear overlooking the garden.

Bedroom Two - with fitted cupboard and window to the rear overlooking the garden.

Bathroom - with modern fitted suite and window to the side.



OUTSIDE

The property is approached through a five-bar gate onto the wide tarmac drive leading to the Integrated Garage which has a window to the rear. The front gardens are laid to lawn with well-stocked flower and shrub borders, trees and a summerhouse. A pedestrian gate and path lead to the rear garden where there is a paved terrace running along the rear of the property with the remainder laid to lawn with flower and shrub borders, timber pergola, timber trellised seating areas, further patio and a rockery. There is also a timber shed, greenhouse and a small vegetable garden.





SITUATION

Set in the lovely coastal area of Blue Anchor where the beach, coastline and West Somerset Steam Railway are notable attractions, the hamlet of Blue Anchor is approximately 4.5 miles from the premier resort of Minehead. Blue Anchor has a convenience store, restaurant and public house together with a station for the West Somerset Steam Railway. In addition to the harbour, parks and other attractions, Minehead offers schools, churches, supermarkets, restaurants and public houses together with other amenities. Taunton the County town is approximately 21 miles away with main line train station and access to the motorway network.

DIRECTIONS

What3Words: ///cushy.trooper.twinkled



ACCOMMODATION

Hall/Study 9'8" (2.97m) x 7'8" (2.36m)

Hallway- L-shaped 21' (6.4m) x 4' (1.21m) and 3' (0.91m) x 4' (1.21m)

Sitting Room 16'6" (5.03m) x 12' (3.66m)

Dining Room 13'5" (3.48m) x 10'9" (3.33m)

Conservatory 11'5" (3.48m) x 10'9" (3.33m)

Kitchen 18'1" (5.49m) x 10'7" (3.23m)

Inner Hall 10'4" (3.14m) x 2'7" (0.78m)

Shower Room 8'6" (2.59m) x 5'2" (1.57m)

Utility Room 12' (3.65m) x 5' (1.52m)

Bedroom One 12' (3.66m) x 11'1" (3.40m)

Bedroom Two 12' (3.66m) x 9'4" (2.87m)

Bathroom 8' (2.43m) x 7'3" (2.20m)

Garage 17'10" (5.46m) x 8'7" (2.62m)

(All measurements are approximate)

GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

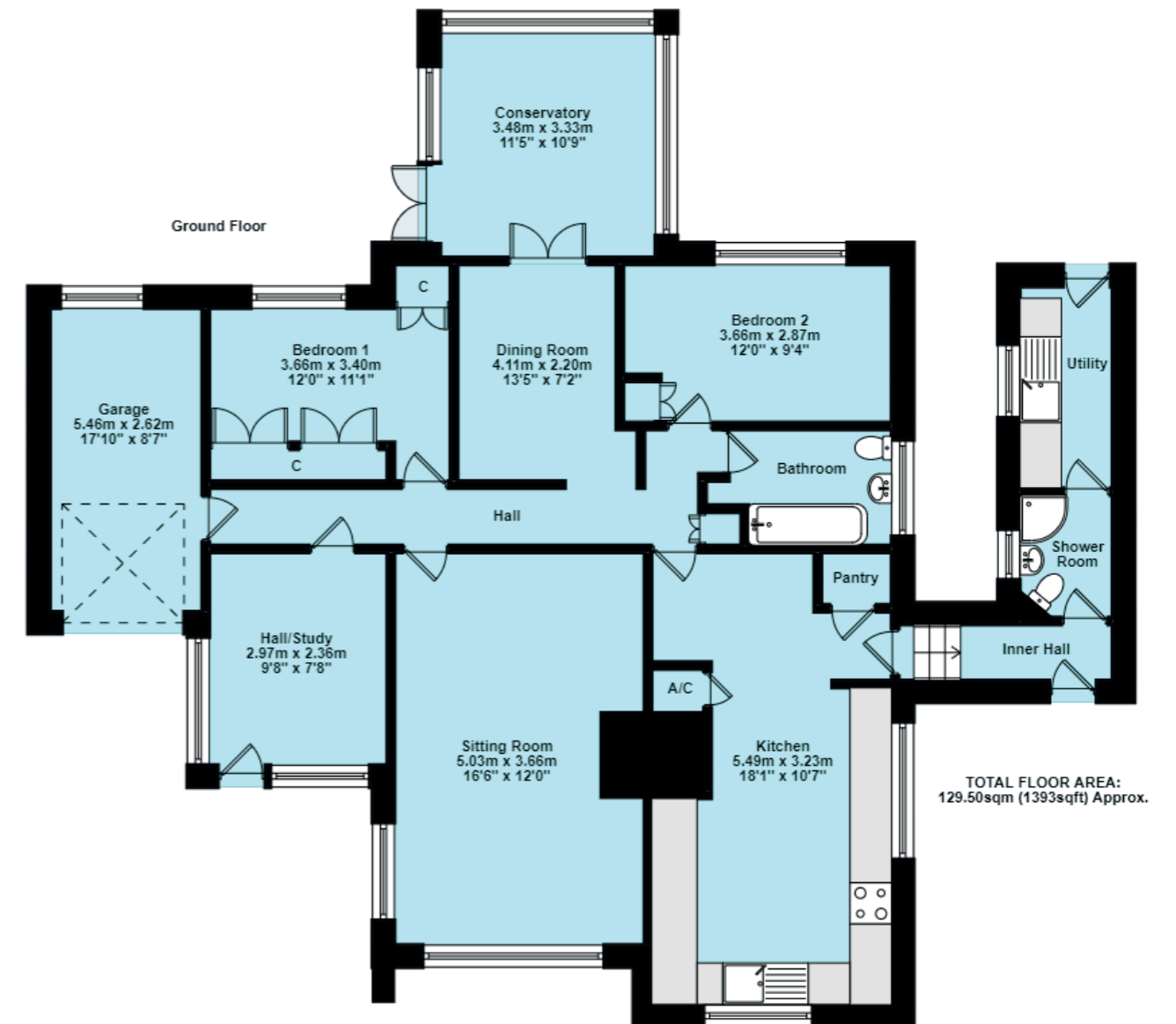
Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: E

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOOR PLAN



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GUIDE PRICE: £475,000



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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.

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