



Mellory, Old Cleeve, Minehead TA24 6HS

welcome to

Flat 4, Mellory, Old Cleeve, Minehead

Standing in Park like gardens is this beautiful, Two double bedroom, coach house style first floor apartment within the popular hamlet of Old Cleeve less than a mile of the seafront at Blue Anchor. Benefiting from a private garden with useful shed and parking viewing is highly recommended.



Entrance

External staircase rising to terrace with retaining balustrade and replacement hardwood front door giving access to;

Entrance Hall

Double glazed windows to front, part vaulted ceiling with exposed beams, concealed gas fired boiler for central heating and hot water, fitted carpets, doors giving access to;

Sitting/Dining Room/Kitchen

24' 8" x 9' 4" excluding eaves (7.52m x 2.84m excluding eaves)

Sitting/Dining Area - Double glazed window to rear enjoying attractive outlook, exposed beams, recently installed woodburning stove, wood effect flooring, access to loft space, radiator, space for dining table and chairs, open plan access to;

Kitchen Area - Double glazed window to rear again enjoying an attractive outlook, fitted with a range of shaker style base level units complimented by ample work surfaces with inset stainless steel sink unit with mixer tap, display shelving, appliance space for slot in cooker and fridge/freezer, continuation of wood effect flooring and exposed beams.

Bedroom One

14' 3" x 12' 4" (4.34m x 3.76m)

A generous double bedroom with double glazed window to side, part vaulted ceiling with exposed beams, fitted carpet and radiator.

Bedroom Two

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to rear with pleasant outlook, part vaulted ceiling with exposed beams, fitted storage cupboard, fitted carpet and radiator.

Bathroom

Double glazed skylight to front, White suite comprising panel enclosed bath with electric shower over, low level w.c. and pedestal wash hand basin with chrome fittings, tiled surrounds, radiator.

Private Garden

Part enclosed by stone walling the level private garden is a real feature of the property with block paved patio area, raised planters, well stocked with pretty flower and shrub borders, further raised patio area at the head of the garden, a rear benefit of the garden is the substantial timber garden shed proving excellent storage space.

Communal Gardens

Mellory stands in extensive 'park like' communal gardens with ample space for the residents to utilise with expanses of lawn, mature shrubs and trees, communal outbuilding and fine countryside views.

Parking

Included with Flat Four is one parking space with visitors parking also available.

Council Tax Band A



view this property online fox-and-sons.co.uk/Property/MIH106781



welcome to

Flat 4, Mellory, Old Cleeve, Minehead

- Two Double Bedroom Coach House Apartment
- Stunning Setting In Old Cleeve Close To Blue Anchor
- Sitting/Dining Room - Fitted Kitchen
- Gas Central Heating - Excellent Decorative Order
- Private Level Enclosed Garden - Communal Grounds

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106781



Property Ref:
MIH106781 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk