

# Badgers, Rectory Road, Old Cleeve TA24 6HN



## welcome to

## Badgers, Rectory Road, Old Cleeve

A stunning detached home, finished to a high and exacting standard, positioned within the popular hamlet of Old Cleeve with attractive gardens, fine views from St Andrews Church to the Bristol Channel. Well insulated to offer lower running costs and with excellent access to the coast at Blue Anchor

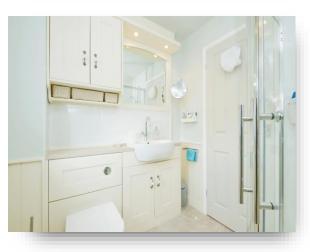












#### **Entrance Hall**

Double glazed composite door and window to front, stairs to first floor landing, two double storage cupboards, further understairs storage, telephone point, vinyl flooring, radiator.

#### Cloakroom

Double glazed window to front, re-fitted White suite comprising low level w.c. and vanity wash had basin with storage below, splashbacks, heated towel rail.

#### **Sitting Room**

21' 10" x 11' 10" ( 6.65m x 3.61m )

Enjoying a dual aspect with double glazed window to front and double glazed doors opening onto the patio and rear gardens beyond, feature fireplace with heavy timber mantle and inset woodburner, wall light points, two radiators, coving.

#### **Kitchen/Dining Room**

18' 2" x 10' 9" ( 5.54m x 3.28m )

Kitchen Area - Double glazed window to rear overlooking gardens, beautifully refitted with a range of linen finish wall and level units complimented by granite style worksurfaces incorporating inset Neff four ring gas hob with hood over, integrated Neff eye level oven and Zanussi microwave, inset one and half bowl sink unit with mixer tap and instant hot water supply, integrated concealed dishwasher and space for washing machine, appliance space for tall fridge/freezer, recessed led downlighters and under unit led lighting, vinyl flooring, breakfast bar opening onto

Dining Area - Double glazed door to patio and gardens beyond, television aerial point, led downlighters, vinyl flooring and double radiator.

#### **First Floor Landing**

Double glazed window to front, radiator, airing cupboard with shelving sturdy, wooden loft ladder giving access to fully insulated loft with light, doors to;

#### **Bedroom One**

12' 4" x 11' 10" ( 3.76m x 3.61m )

Double glazed window to rear with stunning views from St Andrews Church to the Bristol Channel, fitted double and triple wardrobes with overhead storage, radiator, door to;

#### **En-Suite**

Double glazed window to front, re-fitted White suite comprising double shower cubicle with Mira power shower and glazed enclosure, splashbacks, low level wc and vanity wash hand basin, heated towel rail.

#### **Bedroom Two**

12' 10" x 10' 4" (  $3.91m\ x\ 3.15m$  ) Double glazed window to rear with matching countryside and sea views, double fitted wardrobe with overhead storage, radiator.

#### **Bedroom Three**

11' 10" x 8' 7" ( 3.61m x 2.62m ) Double glazed fully opening window to front, radiator.

#### Bathroom

Double glazed window to rear, re-fitted White suite comprising panel enclosed bath with rainfall and rinsing showers over, low level w.c. with concealed cistern and vanity wash hand basin, vinyl flooring, splashbacks, recessed led downlighters, heated towel rail.

#### **Front Garden**

A pretty front garden with well stocked flower and shrub beds, generous driveway affording off street parking for several vehicles, covered porch with seating space beneath, gated side access leading to;

#### **Rear Garden**

The rear garden is an undoubted feature of this property, featuring a shaped patio area ideal for alfresco dining and entertaining, good expanse of lawn bordered by very well stocked and mature flower and shrub beds, pathway to the head of the garden and summerhouse, outside tap and lighting.

#### Smart Office

10' 5" x 7' 4" ( 3.17m x 2.24m ) Stylish in design and offering well insulated all year round space to craft or work from home, double glazed windows to front, side and rear, light, ample power points and separate consumer unit.

#### Summerhouse

8' x 6' (2.44m x 1.83m)

Located at the head of the garden with double doors looking back toward the property, glazed windows to front and side, long life rubberised roof.

#### Garage

18' 2" x 8' 5" ( 5.54m x 2.57m )

Replacement up and over door to front, window and personal door to rear garden, light and power, eaves storage space, wall mounted gas fired boiler for central heating and hot water installed in December 2024.

#### **Council Tax Band E**

#### **Agents Note**

The property has been the subject of much improvement in the present owners tenure including new windows and doors in 2016, smart office installation 2016, re-fitted bathroom in 2017, refitted and re-modelled kitchen and woodburner installation in 2018, summerhouse installation in 2020 and cavity wall insulation installed in 2021, new gas boiler in December 2024, new garage door in 2025 and the property has also benefits from having been re-roofed in 2025.





### welcome to

## Badgers, Rectory Road, Old Cleeve

- Stunning Detached Home In Popular Old Cleeve
- Dual Aspect Sitting Room With Woodburner
- Re-Fitted Kitchen/Dining Room Opening Onto Gardens
- Three Double Bedrooms Re-Fitted Bathroom & En-Suite
- Large Garden Fine Views Garage & Parking Smart Office & Summerhouse

Tenure: Freehold EPC Rating: C Council Tax Band: E





# £550,000









postcode not the actual property

## check out more properties at fox-and-sons.co.uk



Property Ref: MIH104939 - 0007 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01643 702281



minehead @ fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk