



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 al-fresco 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, re-fitted 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH104939 - 0007

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