



Cleeve Park, Chapel Cleeve, Minehead, TA24 6JD

welcome to

32 Cleeve Park, Chapel Cleeve, Minehead

Positioned within this favoured wooded development in Chapel Cleeve, located less than a mile from the seafront at Blue Anchor, is this detached two bedroom chalet bungalow benefitting from a conservatory, double glazing, front & rear gardens, off road parking. Viewing is a must!



Double Glazed Front Door

Leading to

Entrance Hall

With laminate floor, wall mounted electric heater, doors to

Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, vinyl floor, tiled surrounds, shaver light, shaver point, space and plumbing for washing machine.

Lounge

20' 2" x 8' 6" (6.15m x 2.59m)

Double glazed window to side, double glazed window to rear and double glazed doors to the conservatory, laminate floor, telephone point, doors to

Conservatory

14' 3" x 8' (4.34m x 2.44m)

Double glazed windows, double glazed sliding patio door to the rear garden and double glazed door to the side, laminate floor.

Kitchen

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to front, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker, space for fridge, tiled splashbacks, extractor unit, vinyl floor.

Bedroom One

12' 9" x 7' 11" (3.89m x 2.41m)

Double glazed window to front, laminate floor, wall mounted electric heater.

Bedroom Two

9' 11" max x 8' 6" max (3.02m max x 2.59m max)

Double glazed window to rear, laminate floor, built in cupboard, wall mounted electric heater.

Outside

The property is approached via a tarmac driveway offering off street parking, there is a lawned garden with hedge boundary, outside light and outside water tap, paved pathway leading to the side.

To the rear is an enclosed garden with laid to lawn, flower and shrub beds, paved pathway to the sides, raised decked seating area with views, the garden is bordered by fencing.

Council Tax Band

A

Location

Cleeve Park is a tranquil woodland park development suitable for full time occupiers or as holiday homes and is situated approximately half a mile from the sea front at Blue Anchor, two and a half miles from the village of Carhampton and approximately seven miles from the coastal resort of Minehead with shopping, banking and recreational facilities. The county town of Taunton is approximately nineteen miles to the east with main line rail connections and access to the motorway network via junction 25 of the M5. For those who enjoy exploring the countryside, the Exmoor, Quantock and Brendon hills and many other beauty spots are all close at hand.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/MIH106797



welcome to

32 Cleeve Park, Chapel Cleeve, Minehead

- Favoured Woodland Setting
- Detached Chalet - Two Bedroom
- Sitting Room/Dining Room - Kitchen & Bathroom
- Double Glazing - Conservatory
- Front & Rear Gardens - Off Road Parking

Tenure: Freehold EPC Rating: Exempt

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106797



Property Ref:
MIH106797 - 0003

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