



Cleeve Park, Chapel Cleeve, Minehead, TA24 6JE

welcome to

40 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 beautifully presented detached one bedroom chalet bungalow benefitting from air source heat system, double glazing, off road parking, garden with a cabin/office.



Front Door

Leading to

Lounge/Kitchen

13' 8" x 13' 1" (4.17m x 3.99m)

A superb dual aspect open plan room with double glazed window to front, vinyl floor, air source heat system unit, double glazed window to rear with views towards the local countryside in the distance, a range of fitted base and wall units, solid wood worktop surfaces, inset Belfast sink unit, space and plumbing for washing machine, space for cooker, space for fridge freezer, wall mounted electric heater, double glazed door to rear garden, doors to

Bedroom

8' 3" x 7' 10" (2.51m x 2.39m)

Double glazed window to front, fitted carpet, wall light point.

Shower Room

Double glazed window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, shower cubicle, part tiled surrounds, vinyl floor, heated towel rail. wall mounted electric heater, built in cupboard with shelving and water heater.

Outside

To the front is a paved area with removable steps to the front door which in turns lends the area to additional parking. To the side of the property is the parking area with a gate leading to the enclosed low maintenance garden which comprises decked area and paved patio, outside water tap and outside light, storage area and access to the cabin/office.

Cabin/ Office

11' 8" x 5' 8" (3.56m x 1.73m)

Potential to offer additional annexe accommodation, insulated with double glazed windows to front and double glazed door to front, vinyl floor.

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.

Council Tax Band

A



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/MIH107090



welcome to

40 Cleeve Park, Chapel Cleeve, Minehead

- Favoured Wooded Development in Chapel Cleeve
- Less than a Mile from the Seafront at Blue Anchor
- Detached Chalet Bungalow - Double Glazing
- One Bedroom - Lounge/Kitchen - Off Road Parking
- Low Maintenance Garden with a Timber Cabin/Office

Tenure: Freehold EPC Rating: Exempt

£162,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107090



Property Ref:
MIH107090 - 0006

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