



Cleeve Park Mews, Chapel Cleeve, Minehead, TA24 6JH

welcome to

1 Cleeve Park Mews, Chapel Cleeve, Minehead

This beautifully presented three bedroom modernised mews style home is positioned within this favoured wooded setting in Chapel Cleeve, located less than a mile from the seafront at Blue Anchor. The property enjoys a large landscaped garden, garage & ample off road parking.



The Property

This beautifully presented mews style three bedroom home situated within this favoured wooded setting in Chapel Cleeve enjoys a lovely large landscaped rear garden, ample off road parking and a garage with mezzanine floor. The property has been modernised by the current owners in 2014 to 2015 with works including a full rewire, new central heating, new family bathroom, new french doors, installation of solar panels, in 2022 a new stable front door was fitted and in January 2025 a new consumer unit was fitted in the garage. The accommodation comprises reception hall, kitchen/breakfast room, inner hall, shower room, lounge/dining room, first floor landing, three bedrooms, family bathroom

The photovoltaic solar panels are owned by the property and installed in 2015 and benefits from the remainder of a 25 year feed in tariff. There is also an 'I Booster' which is in addition to the solar panels which gives free electricity to heat the hot water tank.

Entrance

Double glazed stable front door leading to

Reception Hall

A superb room with tiled effect flooring, double glazed windows to the front, radiator, built in cupboard with power and double glazed window to the front. A recessed space for American style fridge freezer with cupboards over, doors to

Kitchen/Breakfast Room

13' 9" x 10' 2" (4.19m x 3.10m)

Double glazed window to the rear enjoying views over the garden, a range of cream coloured base and wall units, oak worktop surfaces, inset sink unit with mixer tap, tiled splashbacks, integrated dishwasher, space for cooker with cooker hood over, space for microwave, extractor unit, inset ceiling spotlights, access to roof space, radiator, built in laundry cupboard with space and plumbing for washing machine and tumble dryer, tiled effect flooring.

Inner Hall

Double glazed window to the front, radiator, fitted carpet, ceiling coving, built in understairs cupboard, doors to

Lounge/Dining Room

28' 11" max x 17' 3" max (8.81m max x 5.26m max)

A superb duel aspect room with double glazed window to the front and double glazed patio doors to the rear garden. fitted carpet, ceiling coving, two radiators, wall light points, stone fireplace with inset multi fuel stove with slate hearth.

Shower Room

Double glazed window to the front, a fitted suite comprising low level WC, vanity wash hand basin with cupboards under , shower cubicle, inset ceiling spotlights, part tiled surrounds, tiled effect flooring, heated towel rail.

First Floor Landing

Double glazed window to the front, ceiling coving, fitted carpet, access to roof space, doors to

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed windows to the rear overlooking the garden, fitted carpet, radiator, full wall length built in wardrobes, ceiling coving.

Bedroom Two

17' 4" max x 7' 10" max (5.28m max x 2.39m max)

A duel aspect room with double glazed windows to the front and rear, fitted carpet, two radiators, built in wardrobes.

Bedroom Three

10' 11" max x 8' 1" max (3.33m max x 2.46m max)

Double glazed window to the rear overlooking the garden, fitted carpet, radiator, ceiling coving, fitted wardrobe.

Bathroom

Double glazed window to the front, a modern fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with shower unit over and fitted shower screen, tiled surrounds, tiled flooring, heated towel rail, extractor unit, inset ceiling spotlights, fitted cupboard.

Garage

20' 10" x 14' 2" (6.35m x 4.32m)

Windows to the side, door to the front, light and power, stairs rising to a Mezzanine floor area measuring 14'2" x 7'6"

Outside

The property benefits from blocked paved driveway offering ample off road parking with outside power point, there is access to the garage with additional parking to the front. Immediately to the front of the property is a paved front garden with outside tap and outside lights, raised flower bed. A wrought iron gate to the side giving access to a side area of garden.

To the side is a paved patio with oil tank and oil fired boiler serving the domestic hot water and central heating systems, a raised fish pond with waterfall feature with flower and shrub beds. A pathway leads round to the rear garden.

To the rear is a large beautifully landscaped garden with a large paved patio the full width of property immediately off the rear of the house with outside water taps and light, steps lead up to the garden. The garden comprises a good size patio, flower and shrub beds, a further patio with pergola, laid to lawn, raised vegetable beds, fruit cage, greenhouse and apple trees, the garden is bordered by fencing.

Location

Cleeve Park Mews is situated in a tranquil wooded setting 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

C

Agents Note

There is a voluntary fee of £25.00 per annum to maintain private roadways.



view this property online fox-and-sons.co.uk/Property/MIH107109



welcome to

1 Cleeve Park Mews, Chapel Cleeve, Minehead

- Within Half an Mile of Blue Anchor Bay
- Favoured Wooded Setting
- One of Four Mews Style Homes - Three Bedrooms
- Oil Fired Central Heating - Double Glazing
- Large Landscaped Rear Garden - Garage with Mezzanine Floor

Tenure: Freehold EPC Rating: D

£438,500



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107109



Property Ref:
MIH107109 - 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



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk