



**Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF**



**welcome to**

**45 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 double glazing, front & rear gardens, parking to the front. Viewing is a must!



## Pinewood

Pinewood has been within the same family for approx. 60 years & is being offered for sale on the open market for the first time. The property has been modernised over the years benefitting from double glazing, electric heating, fitted kitchen & bathroom whilst enjoying a good size plot with front & rear gardens & off road parking. Viewing is a must!

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.

## Double Glazed Front Door

Leading to

## Kitchen/ Breakfast Room

11' 2" x 6' 10" ( 3.40m x 2.08m )

Double glazed window to front, a range of fitted base units, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated oven, inset electric hob, integrated fridge, larder cupboard, extractor unit, vinyl floor, electric heater, table with matching worktop, open plan to

## Sitting Room

20' 1" x 7' 11" ( 6.12m x 2.41m )

Double glazed windows & double glazed patio doors to the rear garden, stained pine floor boards, electric heater, door to

## Inner Lobby

With exposed floor boards, hanging area for coats, stained pine floor boards, doors to

## Walk In Cupboard

Double glazed window to front, built in cupboard with hot water cylinder, stained pine floor boards.

## Bathroom

Double glazed window to front, a fitted suite comprising low level WC, panelled bath with mixer tap/shower attachment over, vanity wash hand basin with cupboard under, Dimplex electric heater, heated towel rail, part tiled surrounds, extractor unit, shaver light/point.

## Bedroom One

8' 7" x 8' ( 2.62m x 2.44m )

Double glazed window to front, stained pine floor boards, wall light point.

## Bedroom Two

8' x 7' 11" ( 2.44m x 2.41m )

Double glazed window to rear, stained pine floor boards, wall light point.

## Outside

To the front is a gravelled parking area providing off road parking, pathway then leads to the front garden & the chalet. The front garden is mainly laid to lawn with mature hedging & trees with paved patio immediately to the front of the chalet.

To the side of the chalet there is access to the rear garden. It is an enclosed garden with small patio area, lawn & timber garden shed. It is bordered by fencing & hedging.

## Council Tax Band

A



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## 45 Cleeve Park, Chapel Cleeve, Minehead

- Favoured Woodland Setting
- Detached Two Bedroom Chalet
- Sitting Room - Kitchen - Bathroom
- Double Glazing & Electric Heating - Gardens & Off Road Parking
- No Onward Chain

Tenure: Freehold EPC Rating: Exempt

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106430 - 0006

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