





Cleeve Park

Blue Anchor TA24 6JD

Price £200,000 Freehold

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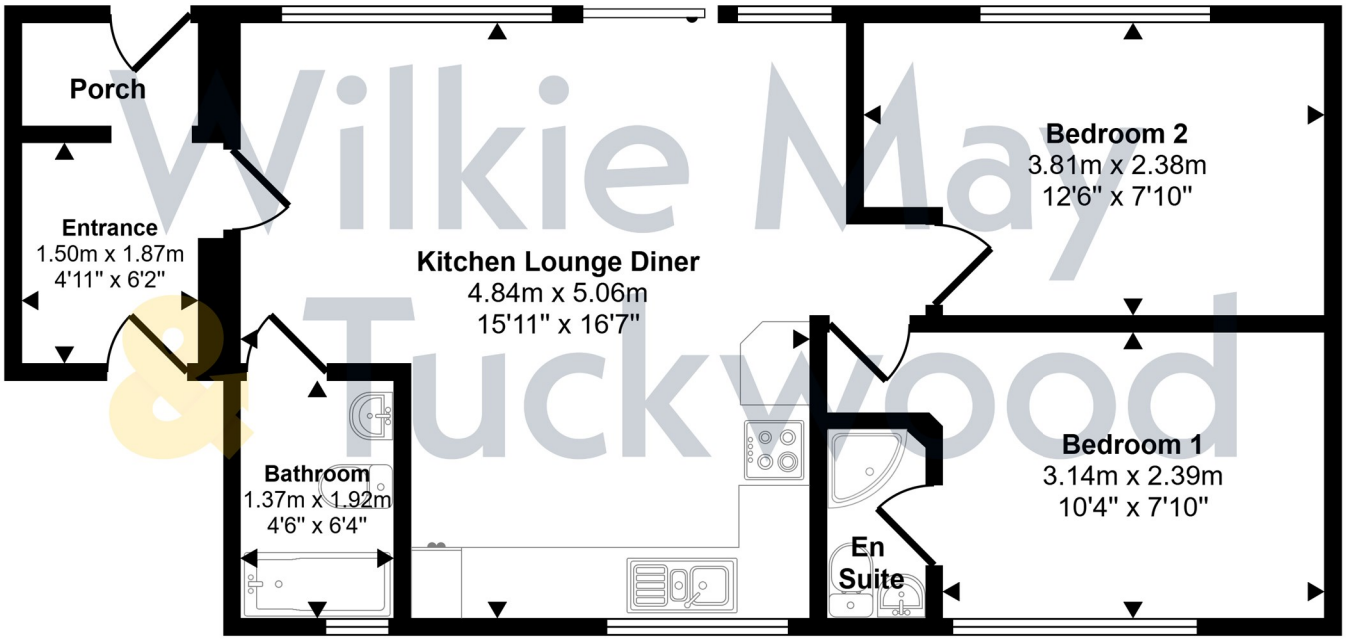
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
51 sq m / 548 sq ft



Wilkie May & Tuckwood

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

Description

OFFERED FOR SALE WITH NO ONWARD CHAIN - a well-presented two bedroom detached property situated within a popular woodland setting with wonderful coastal views.

- Attractive open plan detached bungalow
- Improved by the current owners
- Situated within the pleasant woodland setting of Cleeve Park
- Delightful gardens
- Wonderful views towards the coast
- Currently run as a successful holiday cottage





Of non-standard construction under a flat roof, this delightful property benefits from electric storage heating, double glazing throughout, an en-suite to the master bedroom, a modern kitchen and bathroom, off road parking and delightful gardens. The property also enjoys wonderful sea views, views over the surrounding countryside and the steam railway.

The property is currently run as a successful holiday cottage with a net income of approximately £15K.

The accommodation comprises in brief: entrance through front door into hallway with door into the open-plan lounge, kitchen, dining room and access to a rear porch which has a door to the garden. The open-plan living area is a large double aspect room with window to the front and windows with sliding doors out to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated electric oven and hob with extractor hood over, integrated fridge/freezer and space and plumbing for a dishwasher and washing machine.

From the open-plan living area there are doors to the two bedrooms and bathroom. Bedroom one has a window to the front and en-suite shower room. Bedroom two has an aspect to the rear with views over the garden. The bathroom is fitted with a suite comprising bath with shower over, close coupled wc and wash hand basin set into a vanity unit. There is also a heated towel rail and obscured window.

Outside to the front there is a driveway providing for off road parking. To the side of the driveway shallow steps lead up to an area of garden laid to lawn with further shallow steps up to the remainder of the front garden. There is also a good-sized flower bed immediately in front of the property. To the rear there is lovely, private garden laid to lawn with steps up to a further lawned area, all enjoying lovely views over the surrounding farmland to the sea.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, mains electricity and mains drainage

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: ///famines.soups.spearhead **Council Tax Band:** Currently rated for business rates

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.aov.uk/check-long-term-flood-risk

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,

TA24 6NH