

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

Mayfield, 47 Chestnut Avenue

Chapel Cleeve, Minehead, Somerset TA24 6HY



Mayfield

A very attractive, four double bedroom detached Bungalow located in the delightful hamlet of Chapel Cleeve within easy reach of the beach at Blue Anchor.

Of cavity wall construction under a pitched roof, this lovely, south facing property benefits from double glazing throughout, oil fired central heating, a double garage with additional off-road parking, large, level gardens and wonderful panoramic views towards Exmoor, the Quantocks and the Brendon Hills.

The property has been extended by the current owners to provide comfortable, spacious accommodation with the potential for a small annexe or holiday let by utilising one of the bedrooms which has an en-suite and is accessed via a utility room which has direct access to the garden.

ACCOMMODATION



The front door opens into a porch with door through to a hallway with doors opening to the majority of the accommodation.

LOUNGE – this is a spacious room with sliding door and windows on either side opening to the garden. There is also an opening to the

DINING/FAMILY ROOM – a large, double aspect room with windows overlooking the garden, one of which is a large picture window, affording far reaching views of the surrounding countryside. There are also French doors opening to a delightful raised decked area. The

floor has been laid with attractive wood effect flooring and there is a range of grey base and display units one of which houses an integrated dishwasher.

KITCHEN – fitted with a range of white high gloss wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include a hob with extractor hood over, a double oven, a microwave, a washing machine and a fridge freezer. There are also two spacious storage cupboards, one of which is a larder and one, an airing cupboard with heated hanging space. From the kitchen, a door opens into the



UTILITY ROOM – which has a door to the garden, a door to a fitted wc and a door into

BEDROOM FOUR - this is a double aspect room with sliding door to an en-suite shower room. This room along with the utility room, could be utilised as an annexe or as a holiday let.

BEDROOM ONE – a spacious, double aspect room with wonderful views over the garden and the surrounding countryside. This room also benefits from fitted wardrobes.

BEDROOM TWO – another spacious room with lovely views and fitted wardrobes.



BEDROOM THREE – another double room currently used as an office with window to the front.

BATHROOM – a spacious, fully tiled room fitted with a modern four-piece suite comprising a bath with shower attachment, a corner shower cubicle and a large, fitted unit incorporating the wash hand basin and wc. There is also an obscured window.



OUTSIDE

OUTSIDE: The property is approached over shared unmade lane leading from the main road. A tarmac driveway affording plentiful off-road parking leads to the detached double garage. On either side of the bungalow there are paved pathways leading to the garden.

The gardens extend to the side and rear of the property and are predominately laid to lawn with flower and shrub borders. Immediately outside of the dining room there is a raised decked area affording lovely views of the surrounding countryside. At the top of the garden there is a further, paved seating area designed to take full advantage of the views.

There is also a greenhouse, two sheds and a vegetable plot with raised beds.

SITUATION: Chapel Cleeve is a small hamlet on the edge of the village of Old Cleeve and approximately half a mile from the sea at Blue Anchor where there are several cafes and restaurants. More facilities are available in Minehead which is approximately six miles away which has an excellent range of supermarkets, banks, schools and recreational facilities. The county town of Taunton is approximately nineteen miles away with its mainline railway connection and access to the motorway network.

For those who enjoy the countryside, the Quantock and Brendon Hills and the Exmoor National Park are within easy reach with their walking and riding opportunities.

Directions: What3Words: [///noble.grief.breath](https://www.what3words.com/#!/noble.grief.breath)

ACCOMMODATION

(all measurements are approximate)

PORCH

HALLWAY

LOUNGE 12'10" (3.91m) x 17'11" (5.47m)

KITCHEN 9'6" (2.90m) x 14'4" (4.36m)

UTILITY 5'3" (1.61m) x 9'1" (2.78m)

WC

BEDROOM FOUR 8'4" (2.54m) x 16'1" (4.91m)

EN-SUITE SHOWER ROOM

BEDROOM ONE 11'11" (3.64m) x 10'8" (3.26m)

BEDROOM TWO 12' (3.65m) x 10'6" (3.21m)

BEDROOM THREE 8'2" (2.49m) x 10'11" (3.33m)

BATHROOM

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

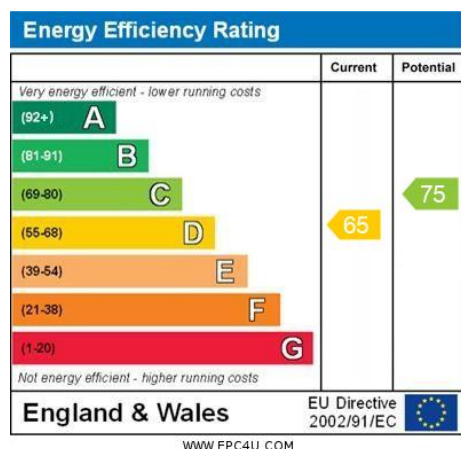
Services: Mains electricity, water and drainage are connected. Oil fired central heating.

Council Tax Band: E

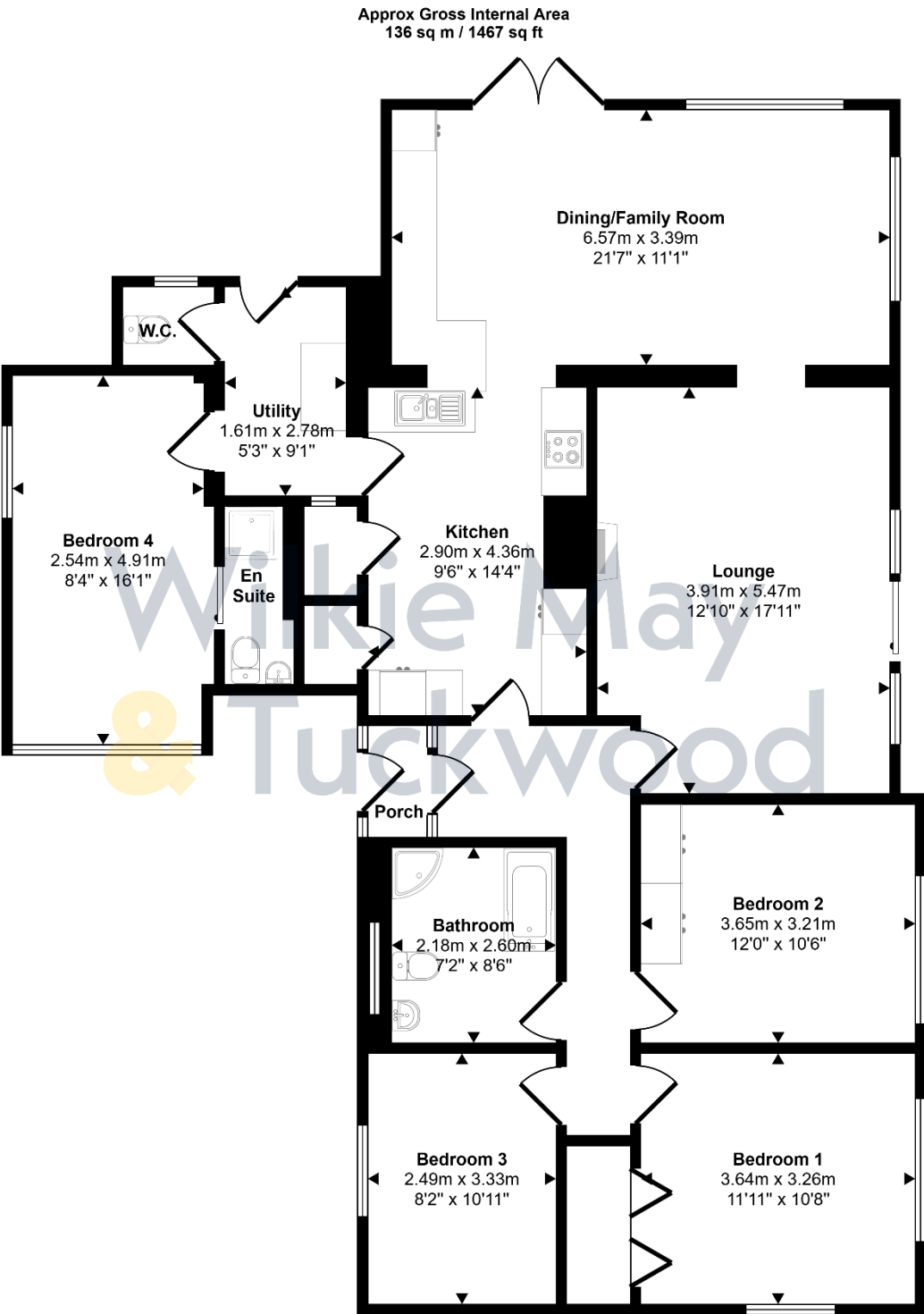
Broadband and mobile coverage: The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>



FLOORPLAN



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.

Mayfield

47 Chestnut Avenue, Chapel Cleeve, Minehead, Somerset TA24 6HY

PRICE: £595,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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

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