



**Mellory, Old Cleeve, Minehead, TA24 6HS**

**welcome to**

**4 Mellory, Old Cleeve, Minehead**

Standing in Park like gardens is this beautiful, Two double bedroom, coach house style first floor apartment within the popular hamlet of Old Cleeve less than a mile of the seafront at Blue Anchor. Benefiting from a private garden with useful shed and parking viewing is highly recommended.



### Entrance

External staircase rising to terrace with retaining balustrade and replacement hardwood front door giving access to;

### Entrance Hall

Double glazed windows to front, part vaulted ceiling with exposed beams, concealed gas fired boiler for central heating and hot water, fitted carpets, doors giving access to;

### Sitting/Dining Room/Kitchen

24' 8" x 9' 4" excluding eaves ( 7.52m x 2.84m excluding eaves )

Sitting/Dining Area - Double glazed window to rear enjoying attractive outlook, exposed beams, recently installed woodburning stove, wood effect flooring, access to loft space, radiator, space for dining table and chairs, open plan access to;

Kitchen Area - Double glazed window to rear again enjoying an attractive outlook, fitted with a range of shaker style base level units complimented by ample work surfaces with inset stainless steel sink unit with mixer tap, display shelving, appliance space for slot in cooker and fridge/freezer, continuation of wood effect flooring and exposed beams.

### Bedroom One

14' 3" x 12' 4" ( 4.34m x 3.76m )

A generous double bedroom with double glazed window to side, part vaulted ceiling with exposed beams, fitted carpet and radiator.

### Bedroom Two

10' 6" x 10' 2" ( 3.20m x 3.10m )

Double glazed window to rear with pleasant outlook, part vaulted ceiling with exposed beams, fitted storage cupboard, fitted carpet and radiator.

### Bathroom

Double glazed skylight to front, White suite comprising panel enclosed bath with electric shower over, low level w.c. and pedestal wash hand basin with chrome fittings, tiled surrounds, radiator.

### Private Garden

Part enclosed by stone walling the level private garden is a real feature of the property with block paved patio area, raised planters, well stocked with pretty flower and shrub borders, further raised patio area at the head of the garden, a rear benefit of the garden is the substantial timber garden shed proving excellent storage space.

### Communal Gardens

Mellory stands in extensive 'park like' communal gardens with ample space for the residents to utilise with expanses of lawn, mature shrubs and trees, communal outbuilding and fine countryside views.

### Parking

Included with Flat Four is one parking space with visitors parking also available.

### 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](http://www.focalagent.com)



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## 4 Mellory, Old Cleeve, Minehead

- Two Double Bedroom Coach House Apartment
- Stunning Setting In Old Cleeve Close To Blue Anchor
- Sitting/Dining Room - Fitted Kitchen
- Gas Central Heating - Excellent Decorative Order
- Private Level Enclosed Garden - Communal Grounds

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1071.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £189,995



Please note the marker reflects the postcode not the actual property

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