



Cleeve Park

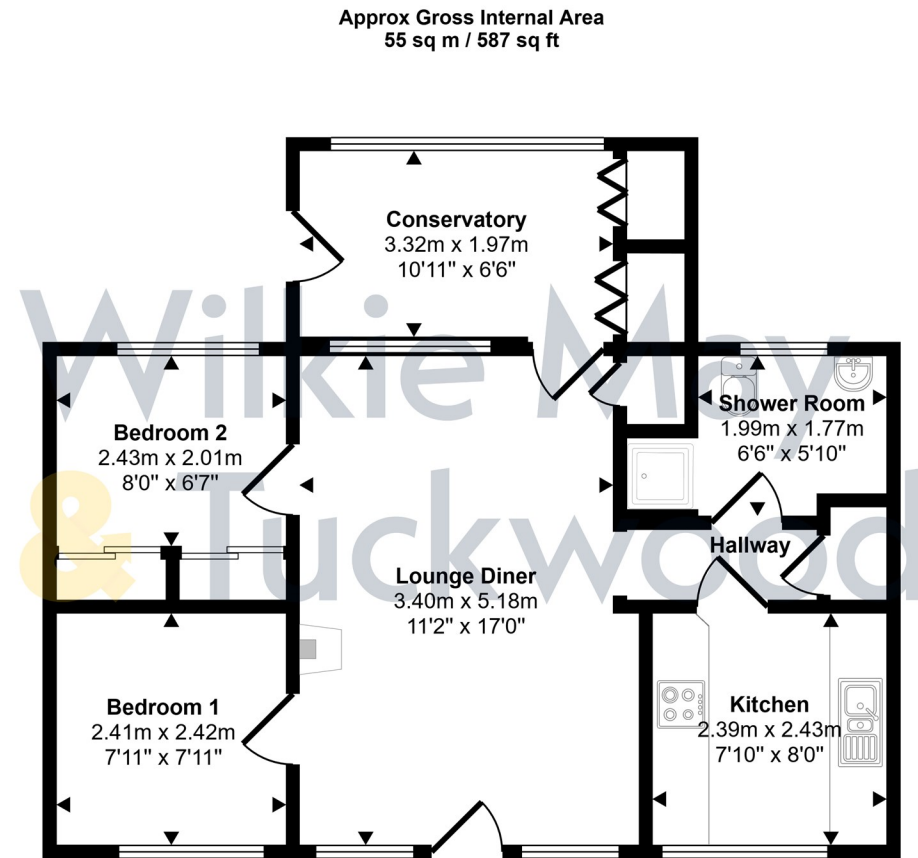
Chapel Cleeve TA24 6JG

Price £185,000 Freehold



**Wilkie May
& Tuckwood**

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.

Description

An attractive two-bedroom detached bungalow situated in the popular wooded area of Cleeve Park within easy reach of the beach and other amenities available at Blue Anchor.

- Popular woodland setting
- Within easy reach of Blue Anchor
- Car Port and off road parking
- Good-sized garden
- Wood burning stove and double glazing



Of non-standard construction under a flat roof, the property benefits from a wood burning stove in the lounge diner, double glazing throughout, a large garden, lovely views and a car port with additional parking.

The flat roof to the property has recently been replaced.

The accommodation comprises in brief: entrance to the rear of the property into a conservatory with storage cupboards and door through to the lounge diner. This is a large room with windows and door to the front. There is also an attractive wood burning stove.

Leading from the lounge diner, there is a small hallway with storage cupboard and doors to the kitchen and shower room.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven with hob and extractor hood over, space and plumbing for a washing machine



and space for an under counter fridge freezer. There is also a window to the front. The shower room is fitted with a modern three piece suite and has an obscured window to the rear.

To the other side of the lounge diner, doors open to the two bedrooms, one with an aspect to the front and one with an aspect to the rear and a range of fitted wardrobes.

Outside, immediately off the roadway there is a car port with additional parking. There is then gated access to a long driveway with inset mature trees. To the rear of the property there is a further area of garden laid to lawn with a hedge boundary and fenced boundary.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity are connected.

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

Property Location: ///plank.closts.grove **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 38 Mbps download and 8

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/>

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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.



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