





Cleeve Park

Minehead TA24 6JG

Price £145,000 Freehold

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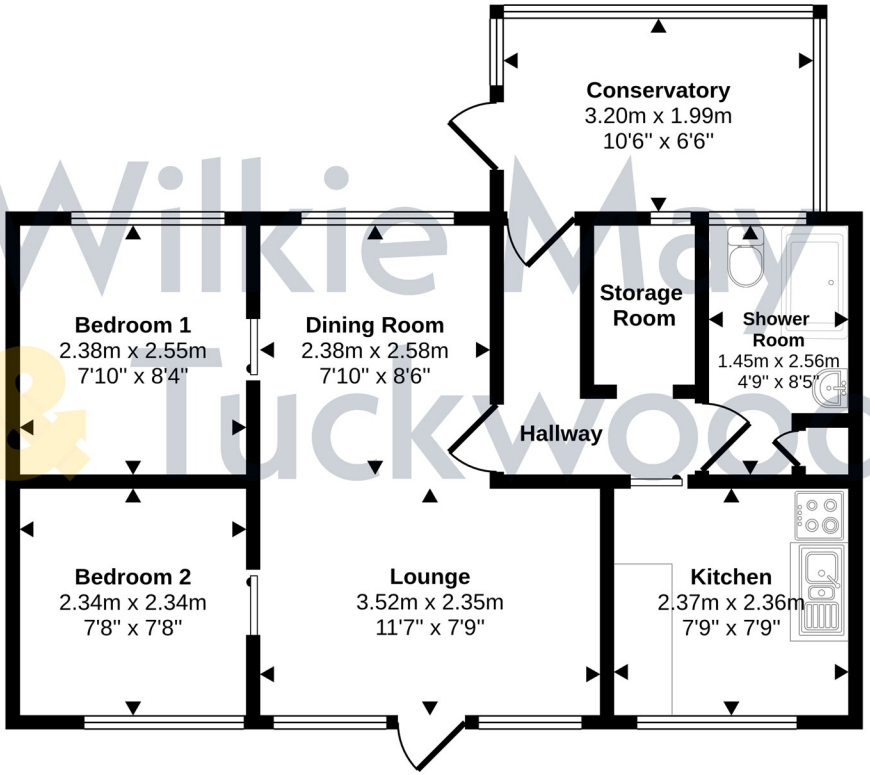
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
50 sq m / 541 sq ft



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

TWO BEDROOM DETACHED CHALET - set within the popular Cleeve Park with good-sized gardens and off road parking. NO ONWARD CHAIN.

- Detached chalet in a woodland setting
- Within easy reach of the beach at Blue Anchor
- Good sized gardens
- Off road parking
- In need of general updating
- NO ONWARD CHAIN





Of timber framed construction under a flat roof, this two-bedroom property enjoys double glazing throughout, a good-sized lounge/dining room, a separate kitchen and a conservatory. There are also good-sized level gardens and off road parking.

The accommodation comprises in brief: entrance through front door with windows on either side into the lounge/diner which is a good-sized room with window to the rear overlooking the garden, sliding doors into the bedrooms and door into an inner hallway.

From the hallway there is a sliding door into the kitchen which has a window to the front.

Doors also open into the fitted shower room and the conservatory. This room is glazed on three sides with door to the rear garden.

Bedroom one has an aspect to the rear with a pleasant aspect and bedroom two overlooks the front garden.

Outside to the front there is off road parking. The remainder of the front garden is laid to lawn with a hedge boundary. The rear garden is also laid to lawn with a shed.

AGENT'S NOTE: Some of the trees on the site are the subject of Tree Preservation Orders.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains electricity, water and drainage.

Local Authority: Somerset Council, Taunton TA1

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

Broadband and mobile coverage: We understand there is mobile coverage. the maximum available broadband speeds are 44 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 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/

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared April 2024. .
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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