



Cleeve Park, Chapel Cleeve, Minehead, TA24 6JF

welcome to

61 Cleeve Park, Chapel Cleeve, Minehead

Positioned within this favoured wooded development in Chapel Cleeve, located less than a mile from the seafront at Blue Anchor, is this detached one bedroom chalet bungalow benefitting decked veranda to the rear, double glazing, front & rear gardens, off road parking. Viewing is a must!



Double Glazed Front Door

Leading to

Entrance Lobby

With wooden flooring, door to bedroom, open plan to sitting room/kitchen.

Sitting Room/Kitchen

13' 2" x 10' 7" (4.01m x 3.23m)

Double glazed window to front, a range of modern fitted base and wall units, wooden worktop surfaces, inset sink unit with mixer tap, integrated electric oven, inset electric hob, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, wooden flooring, wall mounted electric radiator, double glazed patio doors leading to the decked veranda (log burner not included in the sale).

Decked Veranda

18' 3" x 7' 4" (5.56m x 2.24m)

A superb seating area ideal for alfresco dining whilst enjoying views towards surrounding farmland with metal railing and steps leading to the garden.

Bedroom

9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to rear overlooking the garden, wooden flooring, door to

Ensuite Shower Room

Double glazed window to front, a modern fitted suite comprising vanity wash hand basin with cupboard under, low level WC, shower cubicle, vinyl flooring, tiled surrounds, extractor unit, inset ceiling spotlights.

Outside

The property benefits from off road parking located just off the road with a shared pathway leading to the front garden. The front garden is mainly gravelled with flower and shrub beds, gate to the side with pathway leading to the rear garden.

To the rear is an enclosed large garden with views over local farmland and towards Exmoor, the garden comprises laid to lawn, flower and shrub beds, decked veranda, timber summerhouse and garden shed, vegetable plot, oak tree. The garden is bordered by fencing and is southern facing.

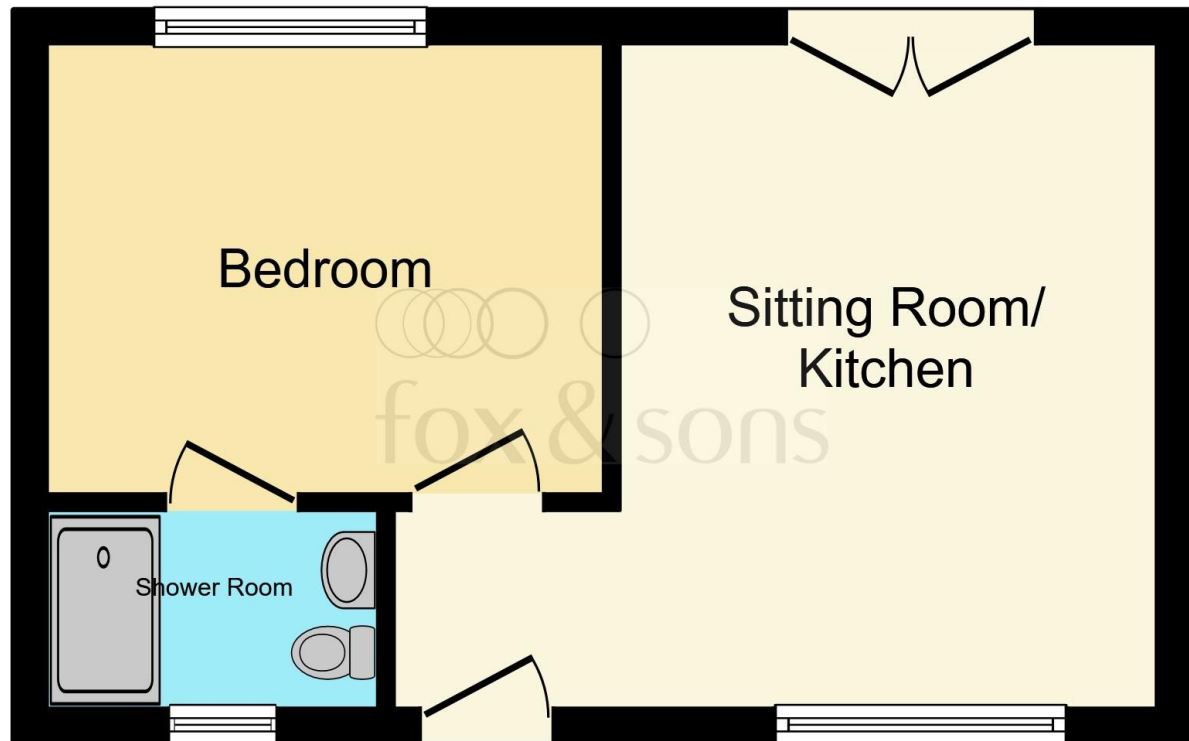
Location

Cleeve Park is a tranquil woodland park development suitable for full time occupiers or as holiday homes and is situated approximately half a mile from the sea front at Blue Anchor, two and a half miles from the village of Carhampton and approximately five miles from the coastal resort of Minehead with shopping, banking and recreational facilities. The county town of Taunton is approximately nineteen miles to the east with main line rail connections and access to the motorway network via junction 25 of the M5. For those who enjoy exploring the countryside, the Exmoor, Quantock and Brendon hills and many other beauty spots are all close at hand.

Agent Note

The current owners have applied for planning permission for a single storey extension which has been granted, for further details please visit the Somerset Planning Permission Website - Planning Application No: 3/26/26/003.

The property benefitted from a new fibreglass roof in 2021.



view this property online fox-and-sons.co.uk/Property/MIH107461



welcome to

61 Cleeve Park, Chapel Cleeve, Minehead

- Short Distance from Blue Anchor & the Bristol Channel
- Detached One Bedroom Chalet Bungalow
- Planning Permission for Single Storey Extension
- Shower Room - Double Glazing
- Large Enclosed Rear Garden - Off Road Parking

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107461



Property Ref:
MIH107461 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk