



Cleeve Park, Chapel Cleeve, MINEHEAD, TA24 6JQ

welcome to

91 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 two bedroom chalet bungalow. The property is in need of refurbishment throughout & benefits from a good size plot & parking.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Double Doors

Leading to

Lounge

20' x 9' 4" (6.10m x 2.84m)

Secondary glazed windows, storage heater, picture rail, tiled flooring, shelved storage cupboard with fusebox, doors to

Kitchen

7' 6" x 6' 9" (2.29m x 2.06m)

Secondary glazed window to rear, fitted range of wood trim wall and base level units, wood effect worktop surfaces, inset single drain stainless steel sink unit, space for slot in cooker and fridge, tiled surrounds, tiled floor.

Lean To

24' 2" x 8' 4" (7.37m x 2.54m)

In need of complete replacement.

Bedroom One

10' x 8' (3.05m x 2.44m)

Secondary glazed window to front, picture rail, tiled flooring.

Bedroom Two

10' 1" x 8' (3.07m x 2.44m)

Secondary glazed window to rear, tiled flooring.

Bathroom

Window to rear, coloured suite comprising a panelled bath with shower over, low level WC, pedestal wash hand basin, airing cupboard, tiled flooring.

Outside

The property benefits from a good size plot providing surrounding mature gardens and off road parking.

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 seven 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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

91 Cleeve Park, Chapel Cleeve, MINEHEAD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- In Need of Refurbishment
- Detached Chalet Bungalow - Good Size Plot

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH107580 - 0005

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