Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Mayfield, 47 Chestnut Avenue

Chapel Cleeve, Minehead, Somerset TA24 6HY



Mayfield

A very attractive, four double bedroom detached Bungalow located in the delightful hamlet of Chapel Cleeve within easy reach of the beach at Blue Anchor.

Of cavity wall construction under a pitched roof, this lovely, south facing property benefits from double glazing throughout, oil fired central heating, a double garage with additional off-road parking, large, level gardens and wonderful panoramic views towards Exmoor, the Quantocks and the Brendon Hills.

The property has been extended by the current owners to provide comfortable, spacious accommodation with the potential for a small annexe or holiday let by utilising one of the bedrooms which has an en-suite and is accessed via a utility room which has direct access to the garden.

ACCOMMODATION



The front door opens into a porch with door through to a hallway with doors opening to the majority of the accommodation.

LOUNGE – this is a spacious room with sliding door and windows on either side opening to the garden. There is also a wood burning stove and an opening to the

DINING/FAMILY ROOM – a large, double aspect room with windows overlooking the garden, one of which is a large picture window, affording far reaching views of the surrounding countryside. There are also French doors opening to a delightful raised decked area. The floor has been laid with attractive wood effect flooring and there is a range of grey base and display units one of which houses an integrated dishwasher.

KITCHEN – fitted with a range of white high gloss wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include a hob with extractor hood over, a double oven, a microwave, a washing machine and a fridge freezer. There are also two spacious storage cupboards, one of which is a larder and one, an airing cupboard with heated hanging space. From the kitchen, a door opens into the







UTILITY ROOM – which has a door to the garden, a door to a fitted wc and a door into

BEDROOM FOUR - this is a double aspect room with sliding door to an en-suite shower room. This room along with the utility room, could be utilised as an annexe or as a holiday let.

BEDROOM ONE – a spacious, double aspect room with wonderful views over the garden and the surrounding countryside. This room also benefits from fitted wardrobes.

BEDROOM TWO – another spacious room with lovely views and fitted wardrobes.

BEDROOM THREE – another double room currently used as an office with window to the front.

BATHROOM – a spacious, fully tiled room fitted with a modern four-piece suite comprising a bath with shower attachment, a corner shower cubicle and a large, fitted unit incorporating the wash hand basin and wc. There is also an obscured window.



OUTSIDE

OUTSIDE: The property is approached over shared unmade lane leading from the main road. A tarmac driveway affording plentiful off-road parking leads to the detached double garage. On either side of the bungalow there are paved pathways leading to the garden.

The gardens extend to the side and rear of the property and are predominately laid to lawn with flower and shrub borders. Immediately outside of the dining room there is a raised decked area affording lovely views of the surrounding countryside. At the top of the garden there is a further, paved seating area designed to take full advantage of the views.

There is also a greenhouse, two sheds, a vegetable plot with raised beds and a large concrete base with an electric feed which would be suitable for a sun-house, office or gym.

SITUATION: Chapel Cleeve is a small hamlet on the edge of the village of Old Cleeve and approximately half a mile from the sea at Blue Anchor where there are several cafes and restaurants. More facilities are available in Minehead which is approximately six miles away which has an excellent range of supermarkets, banks, schools and recreational facilities. The county town of Taunton is approximately nineteen miles away with its mainline railway connection and access to the motorway network.

For those who enjoy the countryside, the Quantock and Brendon Hills and the Exmoor National Park are within easy reach with their walking and riding opportunities.

Directions: What3Words: ///noble.grief.breath

ACCOMMODATION

(all measurements are approximate)

PORCH

HALLWAY

LOUNGE 12'10" (3.91m) x 17'11" (5.47m)

KITCHEN 9'6" (2.90m) x 14'4" (4.36m)

UTILITY 5'3" (1.61m) x 9'1" (2.78m)

WC

BEDROOM FOUR 8'4" (2.54m) x 16'1" (4.91m)

EN-SUITE SHOWER ROOM

BEDROOM ONE 11'11" (3.64m) x 10'8" (3.26m)

BEDROOM TWO 12' (3.65m) x 10'6" (3.21m)

BEDROOM THREE 8'2" (2.49m) x 10'11" (3.33m)

BATHROOM

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

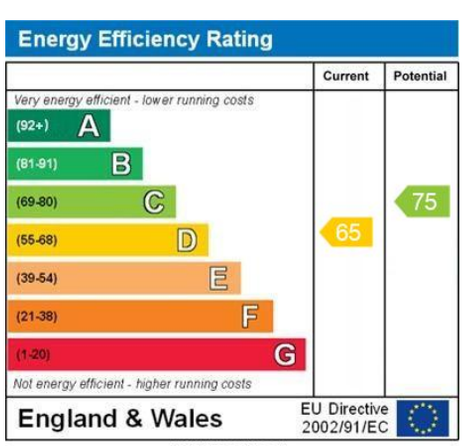
Services: Mains electricity, water and drainage are connected. Oil fired central heating.

Council Tax Band: E

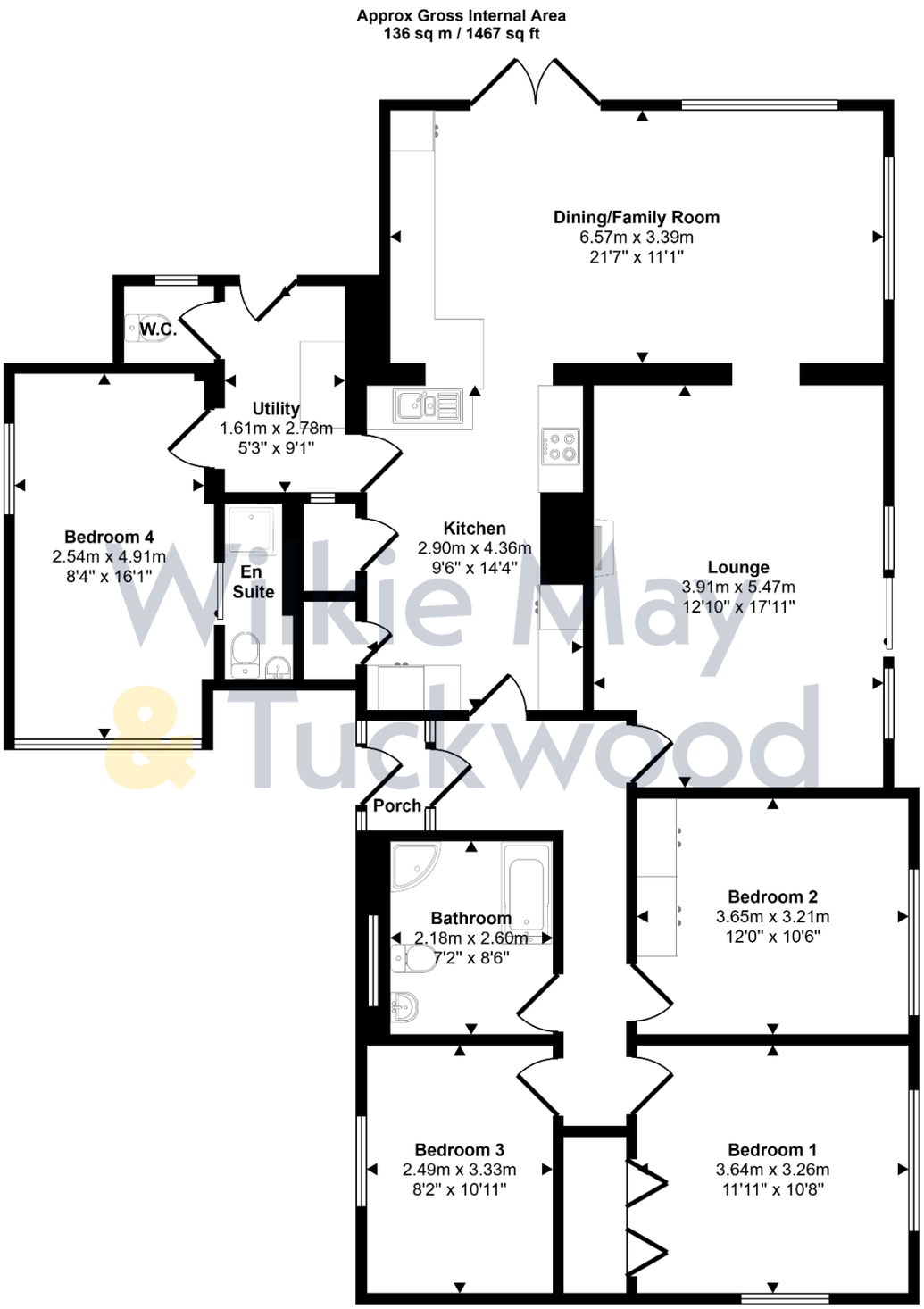
Broadband and mobile coverage: The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

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/



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.

Mayfield

47 Chestnut Avenue, Chapel Cleeve, Minehead, Somerset TA24 6HY

PRICE: £595,000



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