



DESCRIPTION: A well-presented and updated, three bedroom semi-detached house situated in the heart of the idyllic village of Old Cleeve. This south facing property benefits from spacious accommodation throughout, gas fired central heating installed in 2014, double glazing throughout, a renewed Kitchen in 2014, the addition of a sun room to the front of the property, a good sized rear garden, a garage with off road parking and lovely, far reaching coastal and countryside views. In addition, the exterior of the property has recently been painted throughout.

The accommodation comprises in brief: Entrance through front door into the newly added Sun Room with door into Entrance Lobby with access to the Entrance Hall with stairs to the first floor, door into the Lounge and door into the Dining Area. The Lounge is a good sized, double aspect room with window to the front and door to the rear affording access to the garden and superb countryside and coastal views, wall lights and feature fire place. The Kitchen area has been fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker, door to the Utility Room, window to the rear with lovely views and an archway through to the Dining Area which has a window to the front. The Utility Room has a window to the front and door leading to the rear garden and has been fitted with a range of base units, sink and drainer incorporated into work surface, space and plumbing for washing machine and space for fridge. There is also a door to the Cloakroom which has a window to the rear and low level wc.

To the first floor there is a good sized landing with window to the rear affording lovely, panoramic countryside and coastal views, access to the well insulated roof space and doors to the Bedrooms. Bedroom 1 is to the front of the property with window to the front, fitted wardrobe and built-in airing cupboard housing the hot water cylinder. Bedroom 2 is a double aspect room with windows to the front and side with far reaching countryside views with Dunster's Conygar Tower in the distance and built-in wardrobe. Bedroom 3 is another double aspect room with windows to the side and

rear with lovely countryside and coastal views. The Bathroom has been fitted with a suite comprising bath with a newly fitted shower over, pedestal wash hand basin and low level wc. There is a window to the rear, heated towel rail and part tiled surrounds.

Outside and to the front of the property there is a driveway leading to the Garage which has power and light and offering ample off street parking with a garden to the side. The mature gardens to the front and rear of the property are an undoubted feature comprising well stocked flower and shrub beds, lawned areas, a rockery, various trees, a patio area and the rear garden enjoying wonderful countryside views.

SITUATION: Old Cleeve is a pretty village to the south east of Minehead and only ¾ of a mile from the sea at Blue Anchor. The village lies close to the West Somerset Railway, a steam operated heritage railway and the route of the West Somerset Mineral Railway which ran from the ironstone mines in the Brendon Hills to the port of Watchet and Cleeve Abbey. Old Cleeve itself is a very active village community with a parish church, licensed village club and many clubs and societies particularly gardening and the village takes part in the National Gardens Open Scheme. Old Cleeve is just over 6 miles from Minehead with its shops, schools and other amenities and 19 miles from the county town of Taunton with its main line road and rail links.

DIRECTIONS: From our office in Park Street turn right and proceed out of Minehead on to the A39. Go through Carhampton and on entering Bilbrook, turn left just after the Dragon House Hotel. Take the third turning on the right and continue along the road. After approximately 100 yards, Pillory Cottages will be found on the left hand side indicated by our For Sale Board.



An updated and improved, three bedroom semi-detached house located in the pretty village of Old Cleeve with wonderful countryside and coastal views, good sized gardens, garage and off road parking.

ACCOMMODATION [All measurements are approximate], **GARDEN ROOM** 9'3" (2.81m) x 6'5" (1.95m)

ENTRANCE LOBBY, ENTRANCE HALL, LOUNGE 17'1" (5.21m) x 11'4" (3.45m) max.

KITCHEN/DINING ROOM: KITCHEN AREA 15'3" (4.64m) x 6'5" (1.95m) **DINING AREA** 11'9" (3.58m) x 9'9" (2.97m)

UTILITY ROOM 11'8" (3.56m) min. 8' (2.44m) **CLOAKROOM**

FIRST FLOOR LANDING, BEDROOM ONE 11'5" (3.47m) max. x 11'2" (3.40m)

BEDROOM TWO 12' (3.66m) max. x 8'7" (2.62m) **BEDROOM THREE** 8'9" (2.67m) x 8'1" (2.46m) **BATHROOM**