



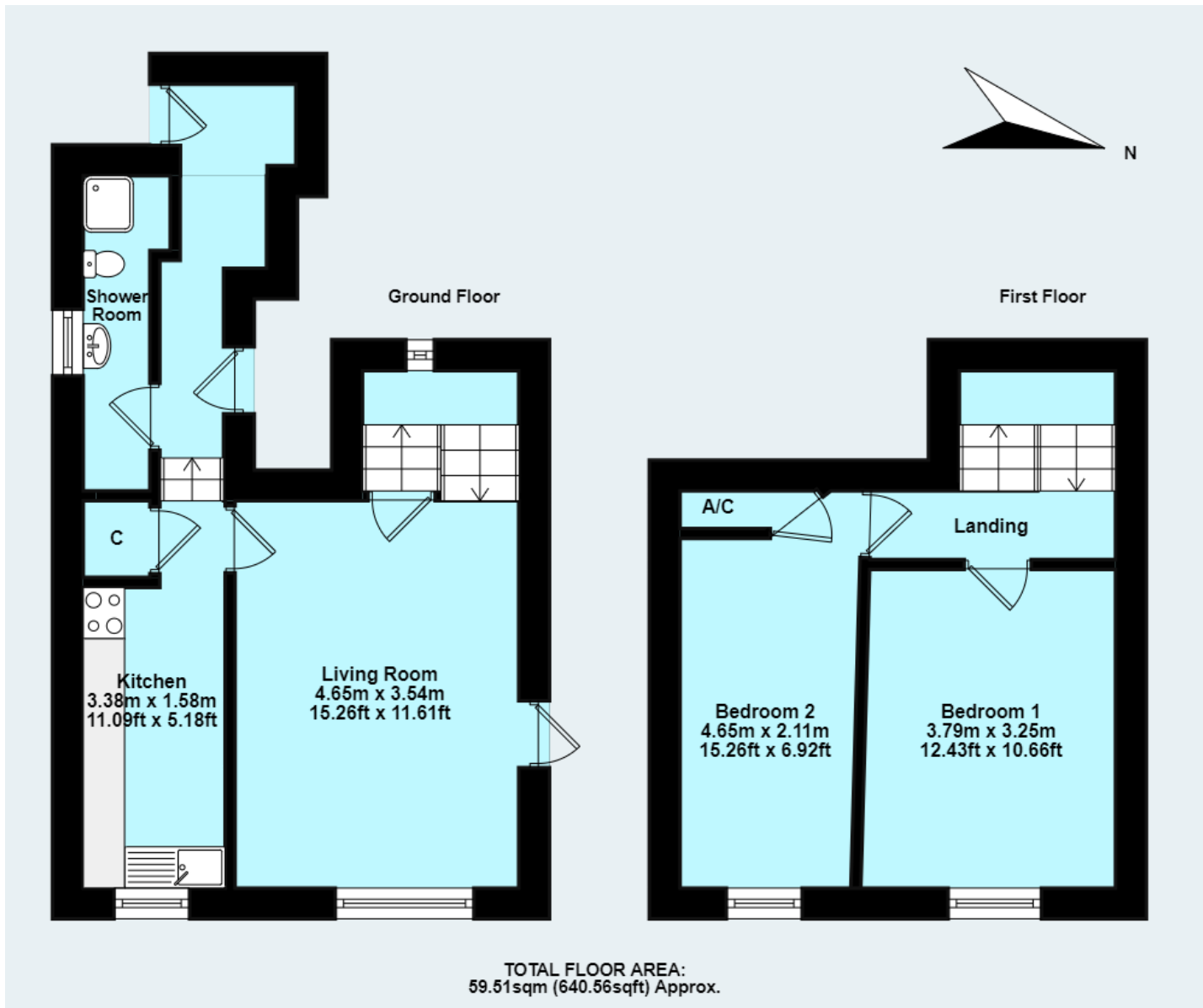
Castle Hill

Dunster TA24 6SQ
£265,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A most attractive two-bedroom Grade II listed semi-detached cottage of stone construction under a pitched roof situated at the base of Castle Hill in the heart of the sought after Exmoor National Park village of Dunster.

The property retains many original features to include deep window seats in the living room and both bedrooms together with beamed ceilings in the living room, first floor landing and one of the bedrooms. There is also a wood burning stove with wooden mantle and slate hearth in the living room.

Other benefits include, most unusually for Dunster, off road parking to the front together with a large garden to the rear.

The property is offered for sale with **NO ONWARD CHAIN.**

- Central village location
- 2 Bedrooms
- Large rear garden
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this attractive property located at the base of the hill rising up to Dunster Castle in the centre of the medieval village.

The accommodation comprises a communal entrance hall serving numbers 2 and 4 Castle Hill. The front door opens into a good-sized living room with window to the front, fireplace with the wood burning stove and latched door to the staircase rising to the first floor. A further door opens into an inner hall with coats hanging space, door to a covered area currently used as a log store, space and plumbing for washing machine and door to the garden. There is also a fitted galley kitchen and a modern shower room.

To the first floor there is a landing area with exposed beams and doors to the bedrooms, both with aspects to the front and the smaller room having access to the roof space and an airing cupboard.

Outside to the front of the property there is off road parking. From the inner hall steps rise up to a seating area which enjoys a good degree of privacy with further steps rising to the remainder of the garden which is of a good size and laid to lawn rising up to the rear of the former Castle stabling. There are also lovely views towards St. George's Church. AGENTS NOTE: The property benefits from a pedestrian right of way through the garden of 2 Castle Hill to Church Street.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water with meter, mains electricity and mains drainage. Electric storage heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: ~~///competing.sandpaper.pancake~~

Council Tax Band: C

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 January 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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