

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



3 Hangers Way

Dunster, Minehead, Somerset, TA24 6RT



Hangers Way

A most attractive four-bedroom semi-detached house situated in a small cul-de-sac on the outskirts of the sought after medieval village of Dunster with a large L-shaped garden backing onto open farmland, off road parking for several vehicles, a detached garage and wonderful views over the surrounding countryside to the Bristol Channel.

This spacious property retains many original features to include the arched oak-framed front door, picture rails and ceiling coving whilst enjoying the modern benefits of gas fired central heating and double glazing together with an array of solar panels on the roof to supplement electricity costs. The property is also close to lovely walks up Grabbist Hill, up to Conygar Tower and down through the village to Packhorse Bridge and through the Dunster Deer Park.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The spacious accommodation comprises in brief: entrance through front door into a good-sized **Porch** with window to the side and step up into the, **Hall**– with stairs to the first floor, understairs cupboard and doors to, **Cloakroom** – with fitted suite. **Living Room** – large double aspect room with large box bay window to the front enjoying lovely views over the

front garden towards the coast and window to the side. There is also an attractive fireplace with inset gas flame effect fire.

Sitting Room – a good-sized room with window to the side and bi-folding doors opening to the rear garden. A door gives access to a,

Utility Room – fitted with a range of wall and base units, space and plumbing for washing machine, space for tall fridge freezer, window to the rear, velux window and door to the garden.



Kitchen – another good-sized room fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and an Aga inset into a former fireplace. There is also a window to the rear overlooking the garden and access to the,

Dining Room – with window to the front overlooking the garden.

First Floor Landing - a good-sized area with airing cupboard, door to the bathroom, door to a separate WC, stairs to the second floor and doors to,

Master Bedroom – a lovely, large room with box bay window to the front affording wonderful coastal and countryside views and window to the side. A door gives access to the,

En-Suite Shower Room – fitted suite and window to the front.

Bedroom Two – another large room with an aspect to the front.

Bedroom Three – another large room with window overlooking the rear garden.

Bedroom Four/Office- with an aspect to the side.

Bathroom– there is also a large bathroom with suite comprising bath, wc and pedestal wash hand basin. There are also windows to the side and rear.



OUTSIDE

To the front, the property is approached over a driveway providing for off road parking leading to the **DETACHED GARAGE**. The remainder of the front garden is laid with gravel for ease of maintenance with shrubs along the boundaries.

The rear garden is a particular feature of this property. There is a private patio area immediately outside the Sitting Room with steps rising up to the remainder of the garden which is predominantly laid to lawn with a mature magnolia tree and shrub borders. An enclosed seating area has been created running alongside the garage wall providing a lovely area to sit overlooking the garden. greenhouse and a small vegetable garden.

SITUATION

The village of Dunster is known to be one of the prettiest in England and, located on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close-by. The village itself boasts a highly rated first school, church, post office and several public houses, restaurants, and coffee shops. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away with schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

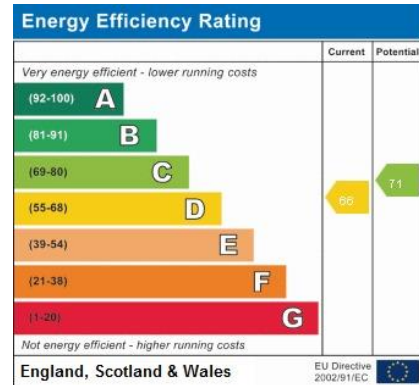
DIRECTIONS

What3Words: ///rejoined.cadet.acted

ACCOMMODATION

All measurements are approximate

Porch	10'2 (3.11m) x 7'7 (2.31m)
Hallway	14'5 (4.38m) x 8'3 (2.51m)
Sitting Room	10'11 (3.33m) x 14'7 (4.44m)
Living Room	4'4 (4.37m) x 15'3 (4.64m)
Dining Room	12'0 (3.66m) x 12'6 (3.81m)
Utility Room	11'7 (3.53m) x 12'10" (3.92m)
Downstairs WC	4'1 (1.23m) x 8'9 (2.66m)
Kitchen	12'0 (3.66m) x 12'9 (3.90m)
Bedroom One	14'4 (4.37m) x 14'10 (4.53m)
En-Suite	7'9 (2.37m) x 7'3 (2.21m)
Bedroom Two	12' (3.66m) x 12'5 (3.79m)
Bedroom Three	12'0 (3.65m) x 12'10 (3.92m)
Bedroom Four/Office	10'3 (3.13m) x 7'11 (2.42m)
Bathroom	14'4 (4.38m) x 8'39 (2.67m)



GENERAL REMARKS AND STIPULATIONS

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

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

Council Tax Band: F

Broadband coverage: The maximum available broadband speeds are 48 Mbps download and 8 Mbps upload.

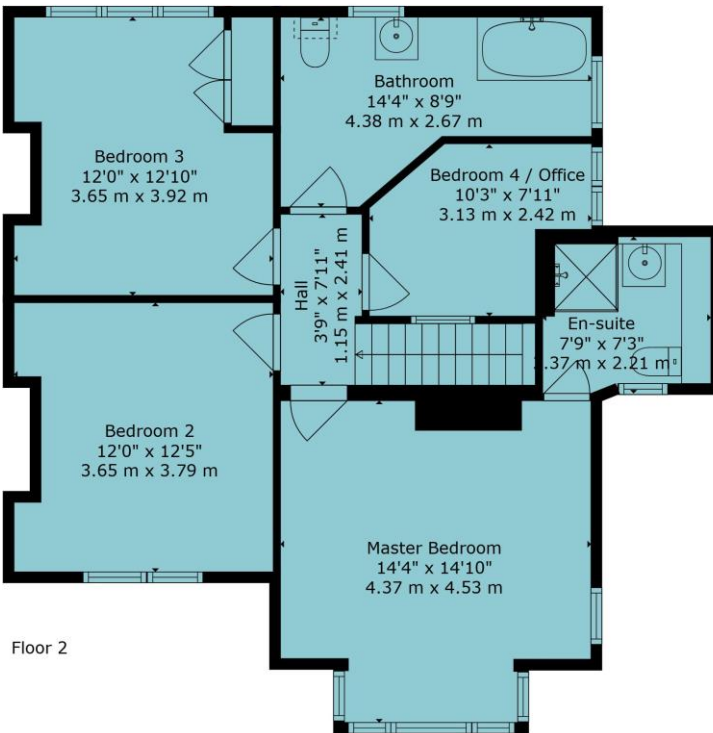
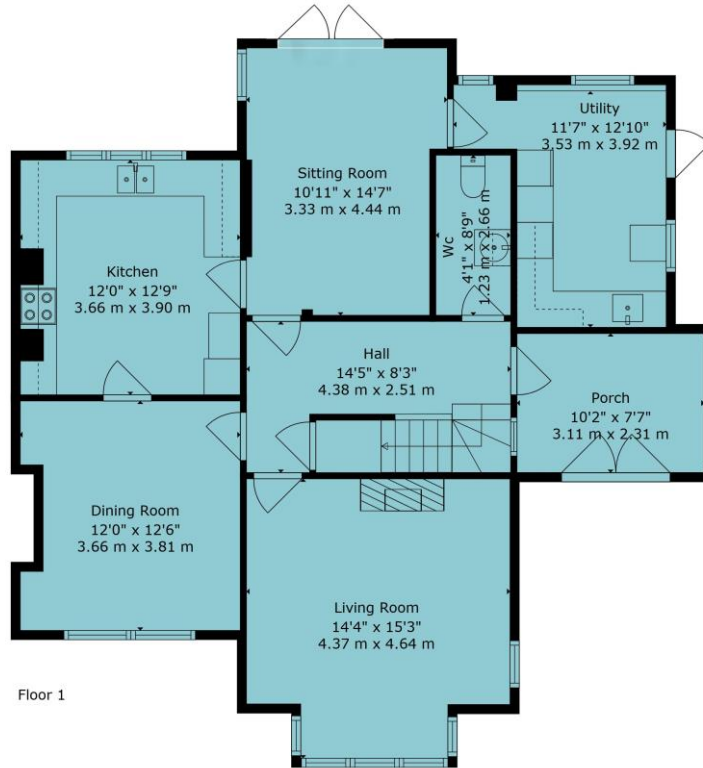
We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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



TOTAL: 1732 sq. ft, 161 m2

FLOOR 1: 955 sq. ft, 89 m2, FLOOR 2: 777 sq. ft, 72 m2

EXCLUDED AREAS: PORCH: 77 sq. ft, 7 m2, CLOSED: 12 sq. ft, 1 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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GUIDE PRICE: £695,000



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