



## Marsh Gardens

Dunster, TA24 6EX

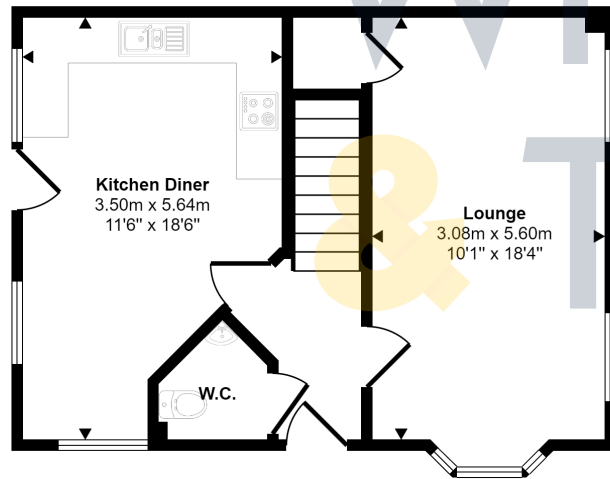
Price £375,000 Freehold

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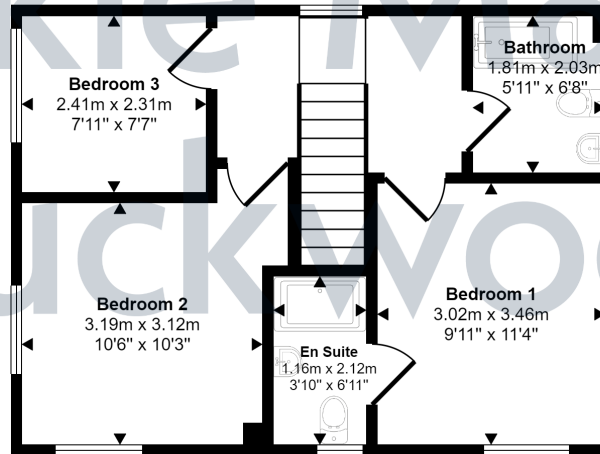
**Wilkie May**  
**& Tuckwood**

# Floor Plan

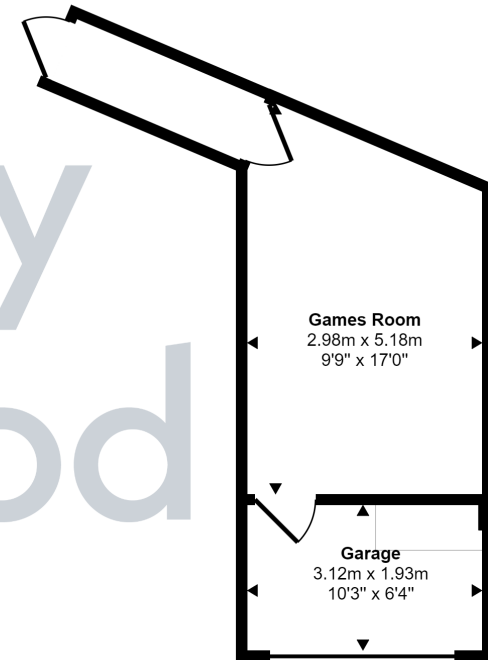
Approx Gross Internal Area  
110 sq m / 1186 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft



First Floor  
Approx 43 sq m / 466 sq ft



Garage / Reception Room  
Approx 23 sq m / 250 sq ft

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.

# Description

A modern three-bedroom detached house situated within a popular development on the outskirts of the sought-after village of Dunster.

Benefits include gas fired central heating and double glazing throughout, a garage with off road parking, an en-suite to the master bedroom, good-sized games room to the rear of the garage and a garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

**AGENTS NOTE:** Although the property is freehold, there is a Service Charge payable which for the current year amounts to £140.00 per annum for maintenance of the common areas in Marsh Gardens.

- Modern detached house
- 3 bedrooms one with en-suite
- Garage with off road parking
- Games room
- Garden to the rear



Wilkie May & Tuckwood are delighted to be able to offer this modern three-bedroom family home.

The accommodation comprises in brief: entrance through front door into the hallway with stairs to the first floor and door into a fitted wc. The lounge is a large, double aspect room with bay window to the front and two windows to the side. There is also a useful understairs cupboard. The kitchen diner is another large double aspect room with window to the front, windows to the side and door leading to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer.

To the first floor there is a good-sized landing area with window to the rear and doors to the bedrooms and bathroom. Two of the bedrooms are double aspect rooms with one enjoying the benefit of an en-suite shower room. The third bedroom has an aspect to the side overlooking the garden. The bathroom is fitted with modern suite.

Outside to the front of the property there is a small area of garden either side of the path leading to the front door. To the side of the property there is a garage with off road parking in front. At the back of the garage, a door leads through to a good-sized games room which in turn has a door through to a lobby area with door to the garden. There is also an attractive garden which is predominantly laid to lawn with an area laid with gravel and a raised decked area.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

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

**Property Location:** ~~///inserted.enjoys.rebounds~~ **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 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/>

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 July 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

