



West Street

Dunster, TA24 6SN

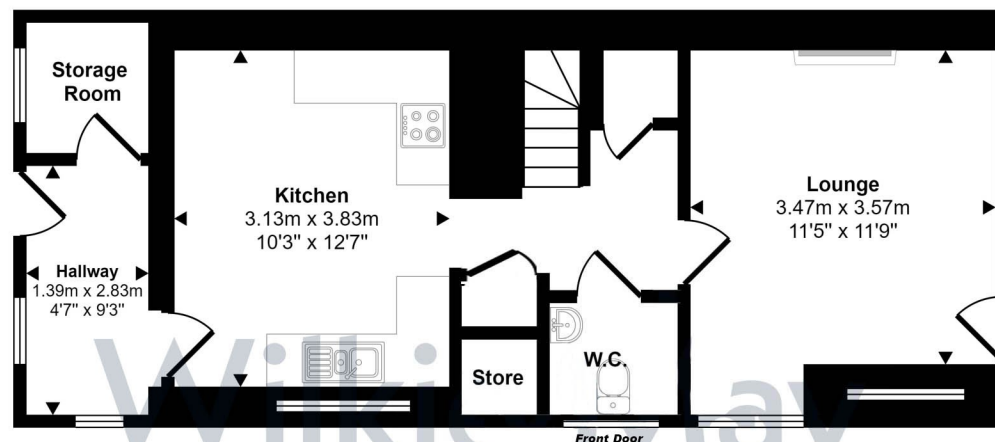
Price £350,000 Freehold

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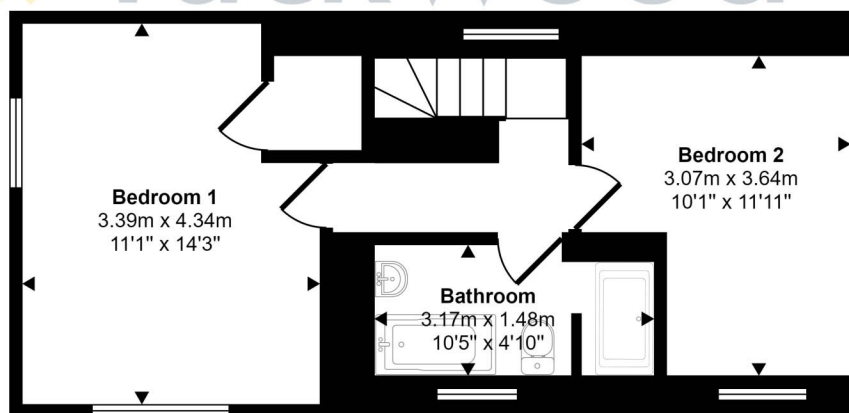
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft



First Floor
Approx 41 sq m / 441 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 beautifully presented two double bedroom detached cottage with off road parking situated on the outskirts of the sought after medieval village of Dunster and offered for sale with NO ONWARD CHAIN.

In part believed to date back to the 18th Century, this delightful property has been lovingly updated to provide comfortable living accommodation with the conveniences of a modern kitchen and bathroom and a cloakroom. Other benefits include an attractive courtyard garden and lovely views from the front over the playing field to the woodland beyond.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Village location
- Modern Kitchen and Bathroom
- Two double bedrooms
- Off road parking for two vehicles
- Delightful courtyard garden



Wilkie May & Tuckwood are delighted to be able to offer this delightful village property.

The accommodation comprises in brief: entrance to the side of the property through stable door into a hallway with door to a storage room which has a window to the side and door into the kitchen. The kitchen has been beautifully fitted with a range of wall and base units, sink and drainer incorporated into wooden work surface with wooden upstands, integrated oven with hob and extractor hood over and integrated fridge. There is also a window to the front, wooden flooring and steps leading down to an inner hallway which has two storage cupboards, stairs to the first floor and door to the fitted cloakroom. A door also leads through to the lounge which is a very attractive room with two windows to the front, one with a window seat, wooden flooring and fireplace with inset wood burning stove. There is also a door leading out to the garden.

To the first floor there is a landing area with window to the rear and doors to the bedrooms and bathroom. Bedroom 1 is a double aspect room with window to the side and window to the front affording lovely views over the playing field. Bedroom two also has lovely views to the front. The bathroom is fitted with a modern four piece suite comprising roll top bath, separate shower cubicle, pedestal wash hand basin and wc. There is also a window to the front.

Outside to the front, the original front door has been closed off and now provides a useful storage area. The parking is to the side of the property with gravelled pathway leading around rear of the cottage with steps up to the courtyard garden which enjoys complete privacy with a pond and lovely views towards the surrounding hills and woodland. The garden can also be accessed from the lounge.



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 and mains drainage.

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

Property Location: [///moderated.liners.goals](https://www.moderatedliners.co.uk/goals) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 25 Mbps download and 1 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

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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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