



## Bridges Mead

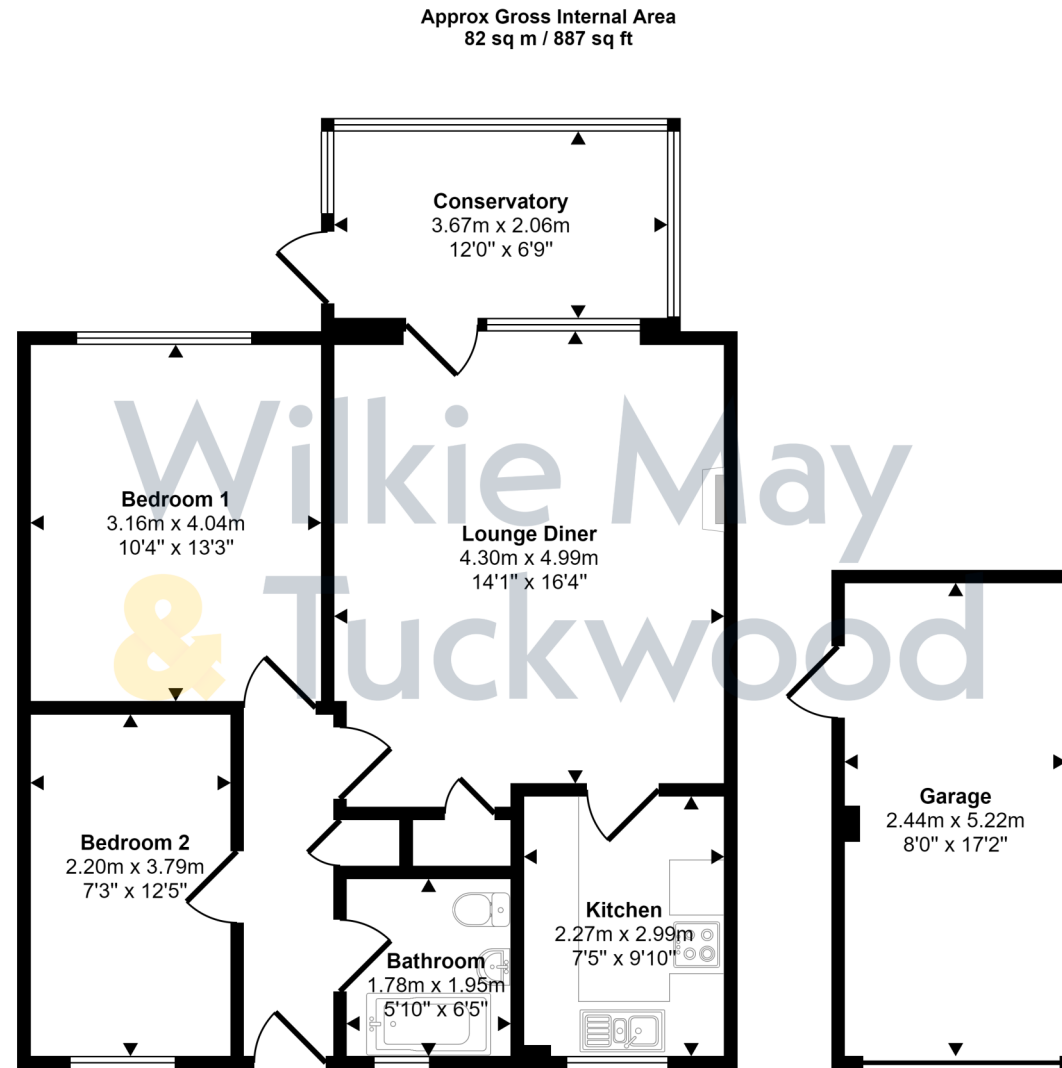
Dunster, TA24 6RN

Price £260,000 Freehold

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| <b>2</b>                                                                            | <b>1</b>                                                                             | <b>1</b>                                                                              | <b>EPC</b> |

**Wilkie May  
& Tuckwood**

# Floor Plan



## Floorplan

Approx 70 sq m / 750 sq ft

## Garage

Approx 13 sq m / 137 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 well-presented two-bedroom semi-detached bungalow situated within a popular development on the outskirts of the sought-after village of Dunster and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a conservatory, a low-maintenance garden and a garage with off road parking.

- Outskirts of Dunster
- 2 bedrooms
- Garage with off road parking
- Conservatory
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this bungalow on the outskirts of Dunster.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard and doors to the lounge diner, bedrooms and bathroom. The lounge diner is a good-sized room with fireplace with inset gas fire, storage cupboard, window to the rear and door into the conservatory which has windows on three sides and door to the garden. From the lounge diner, a door also leads into the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for a slot in cooker, space and plumbing for a washing machine and space for a fridge freezer. There is also a window to the front.

Bedroom 1 has a window to the rear overlooking the garden and bedroom 2 has a window to the front. The bathroom is fitted

with a three piece suite and has an obscured window to the front.

Outside, to the front there is a small area of garden laid to lawn with path leading to the front door. To the rear there is a level garden laid with gravel for ease of maintenance, walled and fenced boundaries, a gate giving access to the front and a personal door into the garage which has off road parking to the front.

Situation: The property is situated within the Marsh Street area on the outskirts of the medieval village of Dunster. The property is within easy reach of Dunster Beach and the West Somerset Steam Railway station. The village is approximately half a mile away with its church, post office, restaurants and cafes. Minehead is approximately one mile away with its supermarkets, banks and other amenities.



### 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:** [///statement.bluffs.quench](#) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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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