



## Marsh Gardens

Dunster, TA24 6EX

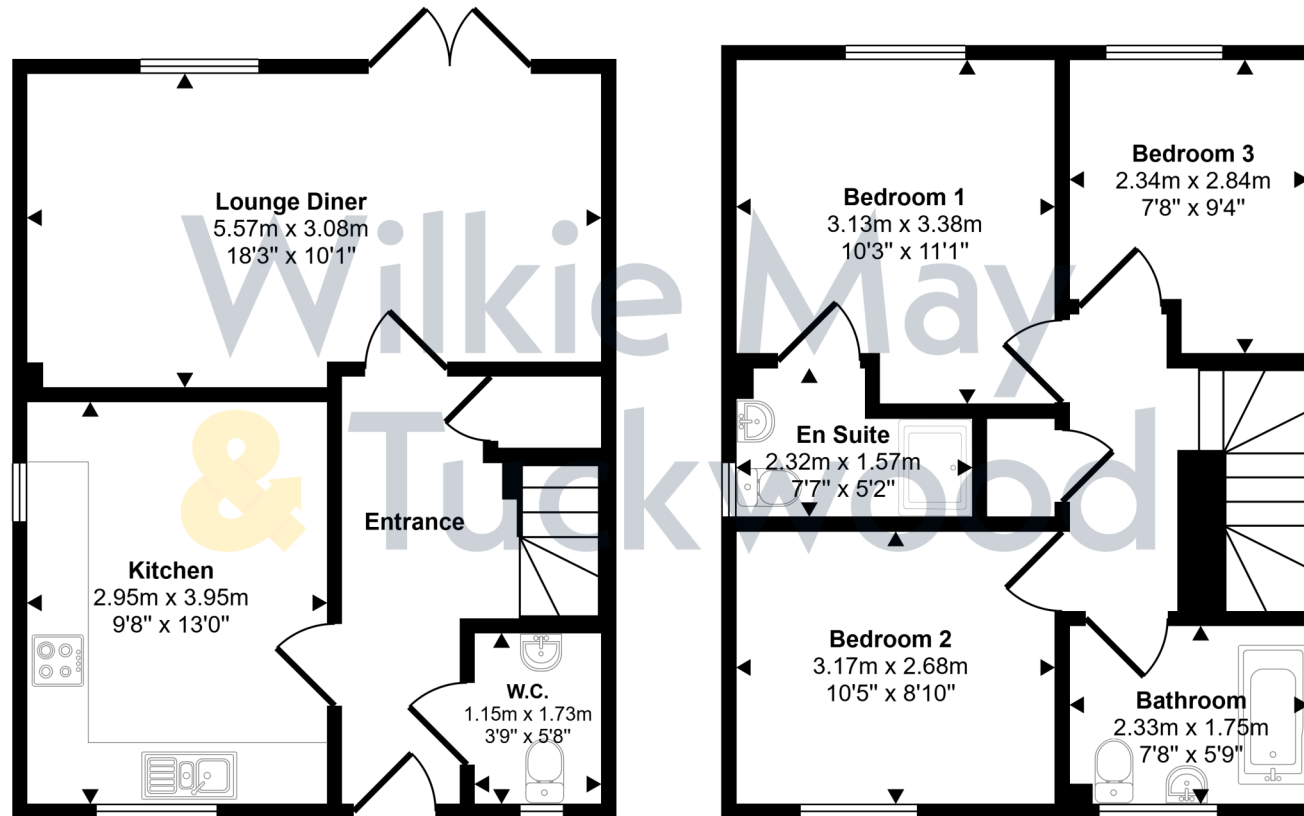
Price £315,000 Freehold



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

# Floor Plan

Approx Gross Internal Area  
81 sq m / 874 sq ft



Ground Floor  
Approx 40 sq m / 431 sq ft

First Floor  
Approx 41 sq m / 443 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 three-bedroom semi-detached modern house situated within a popular residential development on the outskirts of Dunster within easy reach of Dunster Beach and Dunster's station for the West Somerset Steam Railway.

Of standard construction under a pitched roof, this property, which has been redecorated and carpeted throughout, benefits from gas fired central heating and double glazing, a modern kitchen and bathroom, a downstairs wc and an en-suite to the master bedroom, a garage with off road parking, a larger than average garden, pleasant rural views and is offered for sale with NO ONWARD CHAIN.

- Modern semi-detached house
- 3 bedrooms one with en-suite
- Garage with off road parking
- Larger than average garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, stairs to the first floor and door to the fitted wc. Doors also lead into the lounge diner and kitchen. The lounge diner is a good-sized room to the rear of the property with window overlooking the garden and French doors opening out to the garden. The kitchen is fitted with a range of modern wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds and integrated oven with gas hob and extractor hood over. There are also windows to the front and side.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. Bedroom one has an aspect to the rear with lovely views over open farmland to Minehead's North Hill and door to a fitted en-suite shower room.

Bedroom two has an aspect to the front and bedroom three has a aspect to the rear. The bathroom is fitted with a modern three piece suite.

Outside, to the side there is a driveway providing off road parking leading to the detached single garage. Alongside the driveway there is an attractive area of garden which is laid to lawn with inset trees and fenced boundaries. To the side of the garage there is gated access to the rear garden which is also laid to lawn with a patio area immediately outside the lounge diner.

AGENT NOTE: There is a resident run management company to cover the maintenance of the unadopted roadways and common areas. There is a management fee payable currently £150.00 per annum.



### 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:** [///transcribes.drove.pillow](https://transcribes.drove.pillow) **Council Tax Band:** C

**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:** Low risk **Rivers and the Sea:** 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 December 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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