



Marsh Lane, Dunster, Minehead, TA24 6PH

welcome to

31 Marsh Lane, Dunster

Situated in a sought after location a short distance from Dunster Beach whilst enjoying views towards Conygar Tower is this beautifully presented detached double fronted modern family home built in 2017 by Strongvox Homes. The property benefits from enclosed rear garden & double garage.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, telephone point, staircase rising to first floor landing, doors to

Cloakroom

With wash hand basin, low level WC, radiator, extractor unit, vinyl floor.

Lounge

20' 7" max x 11' 11" (6.27m max x 3.63m)

A duel aspect room with double glazed bay window to front, two radiators, TV/SAT point, telephone point, fitted carpet, double glazed patio doors to the rear garden.

Kitchen/ Dining Room

19' 11" max x 12' 7" max (6.07m max x 3.84m max)

A duel aspect room with double glazed bay window to front, two radiators, double glazed window to rear, telephone point, TV/SAT point, a range of fitted coloured base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit, integrated fridge freezer, integrated oven, inset gas hob with stainless steel cooker hood over, integrated dishwasher, vinyl floor, door to

Utility Room

7' 3" x 6' 2" max (2.21m x 1.88m max)

Double glazed door to the rear garden, a range of fitted coloured base and wall level units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, vinyl floor, space for tumble dryer, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

First Floor Landing

10' 6" max x 9' 10" max (3.20m max x 3.00m max)

Double glazed window to rear, fitted carpet, radiator, access to roof space, doors to

Bedroom One

13' 5" max x 10' 11" max (4.09m max x 3.33m max)

Double glazed window to front overlooking local farmland and views towards Conygar Tower, fitted carpet, radiator, fitted wardrobes, TV/SAT point, telephone point, door to

Ensuite Shower Room

Double glazed window to side, a fitted suite comprising large shower cubicle, low level WC, wash hand basin, part tiled surrounds, vinyl floor, heated towel rail, inset ceiling spotlights, shaver point.

Bedroom Two

14' 3" max x 7' 8" max (4.34m max x 2.34m max)

Double glazed window to front overlooking local farmland and views towards Conygar Tower, fitted carpet, radiator.

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to rear, radiator, fitted carpet, built in wardrobe.

Bedroom Four

7' 4" x 7' 2" (2.24m x 2.18m)

Double glazed window to rear, fitted carpet, radiator, built in wardrobe.

Bathroom

Double glazed window to front, a fitted suite comprising heated towel rail, vinyl floor, panelled bath with mixer tap, wash hand basin with mixer tap, low level WC, extractor unit, part tiled surrounds, inset ceiling spotlights, built in linen cupboard.

Outside

To the front of the property there is a small area of garden with path leading to the front door. To the rear is a enclosed well presented garden of a good size and is attractively laid out with flower beds, an area of lawn and decked seating area with two raised planters and an arbour making an ideal area for alfresco dining. There is also a patio area immediately outside the rear of the property, outside water tap, outside lighting, gate to the side gives access to the driveway offering off street parking and access to the attached double garage.

Attached Double Garage

19' 8" x 17' 2" (5.99m x 5.23m)

With up and over doors, light and power, overhead storage.

Location

The village of Dunster is known to be one of the prettiest in England and located as it is 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 primary school, church and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away which its schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

Council Tax Band

E



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welcome to

31 Marsh Lane, Dunster

- Popular Modern Development - A Short Distance from Dunster Beach
- A Detached Double Fronted Family Home
- Lounge - Kitchen/Dining Room - Utility Room
- Four Bedrooms - Ensuite Shower Room - Bathroom
- Enclosed Rear Garden - Attached Double Garage & Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£479,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106711 - 0005

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