



**Priory Green, Dunster, Minehead TA24 6RY**

**welcome to**

**Flat 6, Priory Court, Priory Green, Dunster**

A well presented spacious two bedroom top floor apartment forming part of what was formerly a large Victorian Rectory to the village set in beautiful open grounds enjoying beautiful far reaching countryside views. The property benefits from gas central heating & allocated parking.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance

With staircase rising to upper floors.

## Front Door

Leading to

## Entrance Hall

With fitted carpet, radiator, telephone entry system and doors to

## Lounge/ Dining Room

18' 1" max x 15' 11" max ( 5.51m max x 4.85m max )  
Window to rear with second glazing enjoying views of Dunster Castle and the Church, fitted carpet, period feature fireplace, TV point and exposed beams.

## Kitchen

10' 5" x 8' 2" ( 3.17m x 2.49m )  
Double glazed skylight window to front, a range of fitted white coloured base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for dishwasher, space for fridge freezer, integrated electric oven, inset electric hob, part tiled surrounds and vinyl flooring.

## Utility

11' 2" max x 5' 5" max ( 3.40m max x 1.65m max )  
Double glazed window to front, space and plumbing for washing machine, wall mounted gas fired Worcester boiler serving the domestic hot water and central heating systems.

## Bedroom Two

17' 11" x 12' ( 5.46m x 3.66m )  
Window to side with second glazing enjoying fantastic far reaching coastal and inland views, exposed beams, radiator, fitted carpet and access to roof space.

## Bathroom

Double glazed skylight window to front, fitted carpet, panelled bath with shower unit over and shower screen, low level WC, pedestal wash hand basin, part tiled surrounds, heated towel rail, extractor unit, access to roof space.

## Bedroom One

17' 3" x 11' 3" max ( 5.26m x 3.43m max )  
Double glazed velux window to rear, fitted carpet, radiator and open doorway leading to

## Dressing Area

6' 10" x 5' 2" ( 2.08m x 1.57m )  
Double glazed skylight window to front, fitted carpet, radiator and door leading to

## Ensuite Shower Room

Double glazed skylight window to front, fitted carpet, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail and extractor unit.

## Outside

Priory Court is approached over a private driveway and enjoys the benefit of a beautifully presented large grounds incorporating communal lawned gardens with flower and shrub beds, the property has the benefit of allocated parking.

## Council Tax Band

C

## Location

The property occupies a fine position in the much favoured village of Dunster which is one of the prettiest in England, among its many attractions are the Castle and the Yarn Market. It is on the fringe of the Exmoor National Park close to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. The seaside town of Minehead is approximately 3 miles distant and provides a good range of shops for everyday and luxury items. The County town of Taunton some 25 miles distant, provides excellent shopping, leisure and entertainment facilities, direct access to the motorway network and a mainline railway station. The village has an excellent First School and Minehead itself has received much praise recently for its educational results through the Community College.

## Tenure:

Leasehold with a remainder of a 999 years lease from March 1985  
Service Charge: £2,531.33 per year



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## **Flat 6, Priory Court, Priory Green, Dunster Minehead**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Medieval Village of Dunster
- Top Floor Apartment - Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2531.33

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106784 - 0010

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