



Park Street, Dunster, Minehead, TA24 6SR

welcome to

Wolverston Cottage, 2 Park Street, Dunster

Close to nearby countryside walks on the edge of the medieval village of Dunster and enjoying views towards local countryside to the rear is this beautifully refurbished detached two bedroom period cottage. The property enjoys good sized beautiful landscaped front & rear gardens.



Entrance Porch

Replacement door to front, double glazed window to side, attractive tiled floor, glazed door to entrance hall.

Entrance Hall

Turning staircase to first floor landing with double glazed window to rear on half landing, large understairs storage cupboard, vinyl flooring, high level cupboard with replacement fusebox, period doors to;

Cloakroom

Double glazed window to front, white suite comprising low level WC, wash hand basin, tiled splashback, radiator.

Sitting Room

12' 9" max x 10' 1" (3.89m max x 3.07m)

Enjoying a dual aspect with double glazed window to front and double glazed double doors to conservatory, feature fireplace with ornate surround with gas point, picture rail, wall light points, radiator.

Dining Room

14' 6" x 10' (4.42m x 3.05m)

Double glazed bay window to rear overlooking the rear garden, feature fireplace with ornate timber surround, adjacent storage cupboard, display alcove, picture rail, radiator, vinyl floor, door to kitchen.

Conservatory

14' 8" x 9' 7" (4.47m x 2.92m)

An attractive timber double glazed conservatory with double glazed windows to rear and both sides, double glazed door to gardens, radiator, fitted carpet, light and power.

Kitchen

15' 5" x 7' 10" (4.70m x 2.39m)

Double glazed window to front, recently re-fitted with a stunning range of cream shaker style wall and base level units complimented by marble effect worktop surfaces with inset composite sink and period style mixer tap, range cooker with face brick surrounds and recessed down lighters over, integrated slimline dishwasher, tall larder cupboard, tiled surrounds, part vaulted ceiling, double glazed door to side with feature window above, tiled floor, access to;

Utility Room

Double glazed window to rear, space and plumbing for washing machine and tumble dryer, appliance space for additional tall fridge/freezer, recently replaced gas fired combination boiler for central heating and domestic hot water, tiled floor, radiator.

First Floor Landing

Double glazed window to rear, large storage cupboard, access to loft space, period doors to;

Bedroom One

12' x 10' (3.66m x 3.05m)

Double glazed window to rear enjoying views over the rear garden and recreational ground beyond, feature cast iron fireplace, picture rail, radiator.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)

Double glazed window to rear with views to match bedroom one, feature cast iron fireplace, picture rail, radiator.

Bathroom

Double glazed window to front, luxury re-fitted white suite comprising panel enclosed bath with period style mixer tap and shower attachment, pedestal style wash hand basin, low level WC, marble effect tiled surrounds, exposed beams, period style heated towel rail/radiator, vinyl floor.

Front Garden

A lovely enclosed front garden with wall boundary to front, gated access through arbor with pathway leading to the front door, area of lawn with timber garden shed, secure gated side access, low maintenance area of pebbles, inset mature tree, outside water tap, outside power points, outside light.

Rear Garden

The property enjoys a lovely sunny rear garden, being enclosed by fencing and hedging with gated access and bridge to rear opening directly onto the recreational ground with expansive walks direct from the property, laid to lawn with attractive landscaping including rockery, flower and shrub beds, micro bog garden, victoria and damson plum trees, pathway leading to the rear of the garden, outside power point, pathway and gate giving access to the front garden, gazebo ideal for alfresco dining, outside lighting and garden tap.

Location

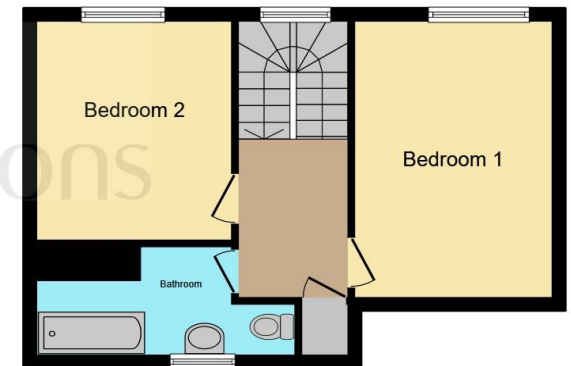
The village of Dunster is known to be one of the prettiest in England and located as it is on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close by. The village itself boasts a primary school, church and several public houses and restaurants. 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

D



Ground Floor



First Floor

view this property online fox-and-sons.co.uk/Property/MIH107064

welcome to

Wolverston Cottage, 2 Park Street, Dunster

- Medieval Village of Dunster - Close to Countryside Walks
- Period Detached Cottage - Two Bedrooms
- Beautifully Presented Accommodation - Kitchen & Utility Room
- Conservatory - Gas Central Heating - Bathroom
- Beautiful Landscaped Front & Rear Gardens - Countryside Views

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£398,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107064



Property Ref:
MIH107064 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk