



**Haven Close, Dunster, Minehead, TA24 6RW**

**welcome to**

**7 Haven Close, Dunster, Minehead**

Enjoying fantastic views over local countryside & towards the Bristol Channel whilst watching the West Somerset Steam Train pass by is this well presented detached four bedroom family home. The property benefits from gas central heating , double glazing, conservatory, garage, front & rear gardens.



## Double Glazed Front Door

Leading to

## Entrance Hall

With vinyl flooring, radiator, ceiling coving, staircase rising to first floor landing with understairs storage area, doors to

## Cloakroom

Double glazed window to front, low level WC, vanity wash hand basin with cupboard under, vinyl flooring, radiator.

## Lounge

17' 3" max x 11' 7" max ( 5.26m max x 3.53m max )

Double glazed bay window to front, fitted carpet, ceiling coving, inset log burner set fireplace with tiled hearth, radiator, telephone point, door to dining room.

## Dining Room

10' 11" x 9' 7" ( 3.33m x 2.92m )

Double glazed sliding patio door to the conservatory, vinyl flooring, ceiling coving, radiator, doors to kitchen.

## Conservatory

9' 2" x 7' 10" ( 2.79m x 2.39m )

Double glazed windows and patio doors to the rear garden, vinyl flooring, wall light points.

## Kitchen

10' 10" max x 9' 4" max ( 3.30m max x 2.84m max )

Double glazed window to rear enjoying far reaching views of surrounding countryside, the West Somerset Steam Railway and the Bristol Channel, a range of fitted base and wall units, worktop surfaces, tiled splashbacks, inset one and a half bowl stainless steel sink unit, space for cooker with cooker hood over, space for fridge, radiator, tiled flooring, built in larder cupboard, door to dining room and utility room.

## Utility Room

7' 5" max x 6' 9" ( 2.26m max x 2.06m )

Double glazed window to rear, double glazed door to the rear garden, a range of fitted base and wall units, worktop surfaces, tiled splashbacks, space and plumbing for washing machine, space for freezer, tiled flooring, radiator, access to roof space, door to integral garage.

## First Floor Landing

Window to side, fitted carpet, access to roof space, built in airing cupboard with gas fired boiler serving the domestic hot water and central heating systems, doors to

## Bedroom One

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to rear enjoying far reaching views over surrounding countryside, the West Somerset Steam Railway and the Bristol Channel, fitted carpet, radiator, ceiling coving.

## Bedroom Two

11' 5" x 8' 10" ( 3.48m x 2.69m )

Double glazed window to the front, radiator, fitted carpet.

## Bedroom Three

8' 8" x 7' 4" ( 2.64m x 2.24m )

Double glazed window to rear enjoying far reaching views over surrounding countryside, the West Somerset Steam Railway and the Bristol Channel, radiator, fitted carpet.

## Bedroom Four

8' 10" max x 7' 7" max ( 2.69m max x 2.31m max )

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

## Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with shower unit over and fitted shower screen, vanity wash hand basin with cupboard under, low level WC, radiator, part tiled surrounds, shaver point, vinyl floor, wall mounted electric heater.

## Integral Garage

18' 3" x 8' 3" ( 5.56m x 2.51m )

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

## Outside

The property is approached via a tarmac driveway offering off street parking and access to the garage. Path to the side gives access to the front door.

The front garden comprises laid to lawn with flower and shrub beds. To the rear is a beautifully enclosed garden comprising laid to lawn, various flower and shrub beds, paved patio area making an ideal area for alfresco dining with covered seating area immediately next to the conservatory, timber garden shed. From the garden views over local countryside, the West Somerset Steam Railway and towards the Bristol Channel can be enjoyed.

## 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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## 7 Haven Close, Dunster, Minehead

- A Short Distance from Dunster Beach & the West Somerset Steam Railway
- Cul-de-sac Position - Detached Family Home
- Four Bedrooms - Two Reception Rooms - Conservatory
- Integral Garage - Utility Room - Gas Central Heating
- Front & Rear Gardens - Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £425,000



Please note the marker reflects the postcode not the actual property

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