



St. Georges Street, Dunster, Minehead, TA24 6RZ

fox & sons

welcome to

2 St. Georges Street, Dunster, Minehead

Situated within the heart of the medieval village of Dunster is this mid terrace period 2/3 bedroom home in need of modernisation throughout. The property benefits from spacious accommodation & gas central heating. No Onward Chain



Stable Front Door

Leading to

Lounge

11' 7" x 10' 11" max (3.53m x 3.33m max)

Sash window to front, fitted carpet, radiator, inset log burner set in bricked fireplace & slate hearth, door to

Dining Room/ Bedroom Three

11' 7" max x 10' 1" (3.53m max x 3.07m)

Window to front, fitted carpet, radiator, telephone point.

Kitchen/ Breakfast Room

18' 2" max x 13' max (5.54m max x 3.96m max)

Window to rear, radiator, part fitted carpet, part tiled floor, base units, stainless steel sink unit, worktop surfaces, space for cooker, walk in larder cupboard, tiled splashbacks, staircase rising to first floor landing, door to side passageway, door to dining room, door to shower room.

First Floor Landing

Windows to rear, fitted carpet, access to roof space, doors to

Bedroom One

14' 6" x 11' 2" (4.42m x 3.40m)

Window to front, fitted carpet, radiator, period fireplace.

Bathroom

Window to rear, fitted suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator.

Bedroom Two

12' 5" max x 10' (3.78m max x 3.05m)

Window to front, fitted carpet, radiator, built in wardrobe, built in cupboard housing gas fired boiler.

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/MIH107415



welcome to

2 St. Georges Street, Dunster Minehead

- No Onward Chain
- Medieval Village of Dunster
- Mid Terrace Period Home
- 2/3 Bedrooms - Lounge - Kitchen/Breakfast Room
- In Need of Modernisation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£160,000



view this property online fox-and-sons.co.uk/Property/MIH107415

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.



Property Ref:
MIH107415 - 0003

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.



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk