



Haven Close

Minehead TA24 6RW

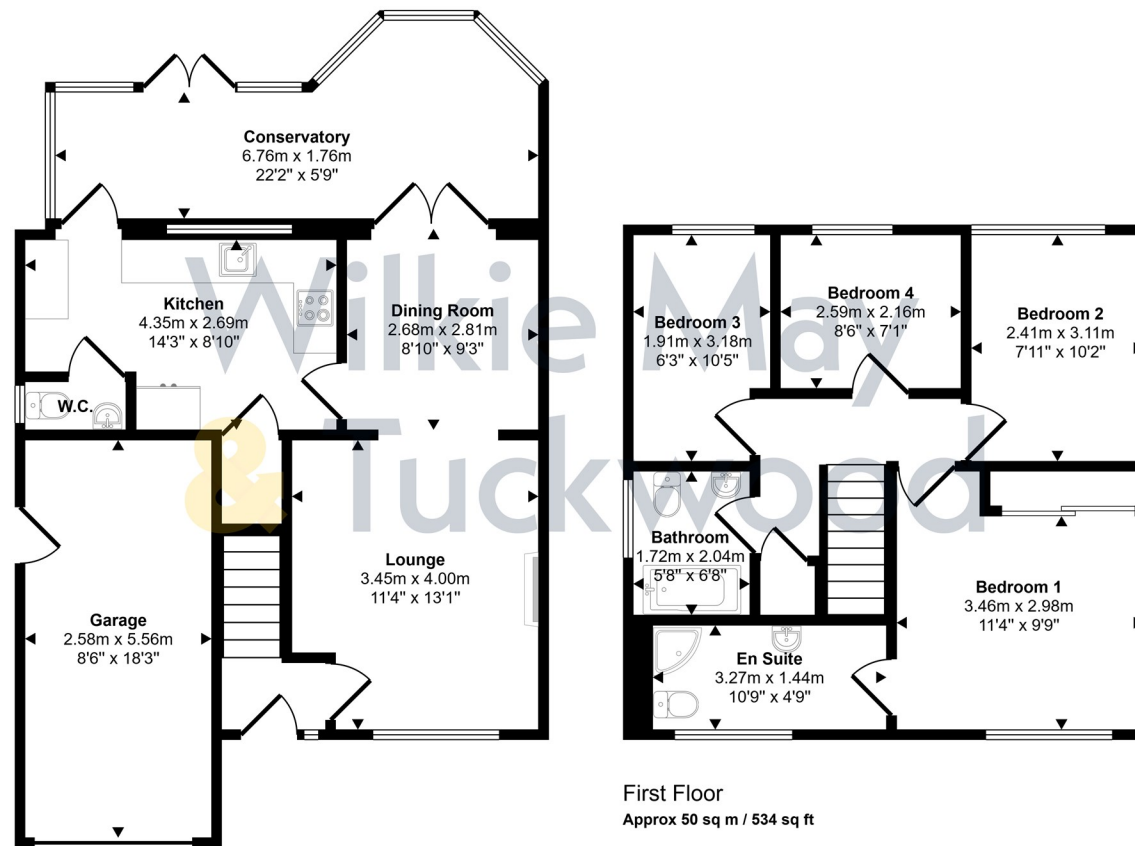
Price £450,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
119 sq m / 1281 sq ft



Ground Floor
Approx 69 sq m / 747 sq ft

First Floor
Approx 50 sq m / 534 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented, four-bedroom detached house situated within a popular development on the outskirts of the sought after village of Dunster.

Of cavity wall construction under a pitched roof, this lovely property benefits from an array of solar panels on the roof which currently provide an income in the region of £1,000 per annum, gas fired central heating and double glazing throughout, an integral garage with off road parking, gardens to the front and rear and lovely views from the rear over open farmland towards the coast and the West Somerset Steam Railway line.

The property is also within easy reach of Dunster village, the beach and the Steam Railway station.

- Popular area on the outskirts of Dunster
- Within easy reach of Dunster Beach
- Integral garage with off road parking
- Gardens to the front and rear
- Lovely views from the rear over open farmland



The accommodation comprises in brief: entrance through front door into a hallway with stairs to the first floor and door through to the lounge.

This is a very attractive room with window to the front and fireplace with open fire. An archway leads through to the dining room which has French doors to a conservatory and door into the kitchen.

The conservatory is a full width of the house enjoying lovely views over the garden to the farmland beyond and French doors leading to a patio area.

The kitchen is fitted with an extensive range of wall and base units, sink and drainer incorporated into work surface with matching upstand, integrated hob and eye level oven, space and plumbing for washing machine and space for a tall fridge freezer. There is also a door into the conservatory, a door to a fitted cloakroom and a door to an understairs cupboard.



To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom.

The master bedroom is a good-sized room with an aspect to the front, fitted wardrobe and door to an en-suite shower room. The three remaining bedrooms have aspects to the rear with lovely views over the garden and farmland towards the railway line and the coast. The bathroom is fitted with a three piece suite and has an aspect to the side.

Outside, there is a driveway providing off road parking leading to the integral garage. The remainder of the front garden is planted with shrubs for ease of maintenance. There is also a side gate leading to the rear of the property.

The rear garden is a particular feature of this property and is predominantly laid to lawn with a small patio area immediately outside the conservatory, a raised decked area designed to take full advantage of the lovely open views and a greenhouse.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Gas fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///regulator:term:parmpared](#) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks

on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



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