



West Street

Dunster TA24 6SN

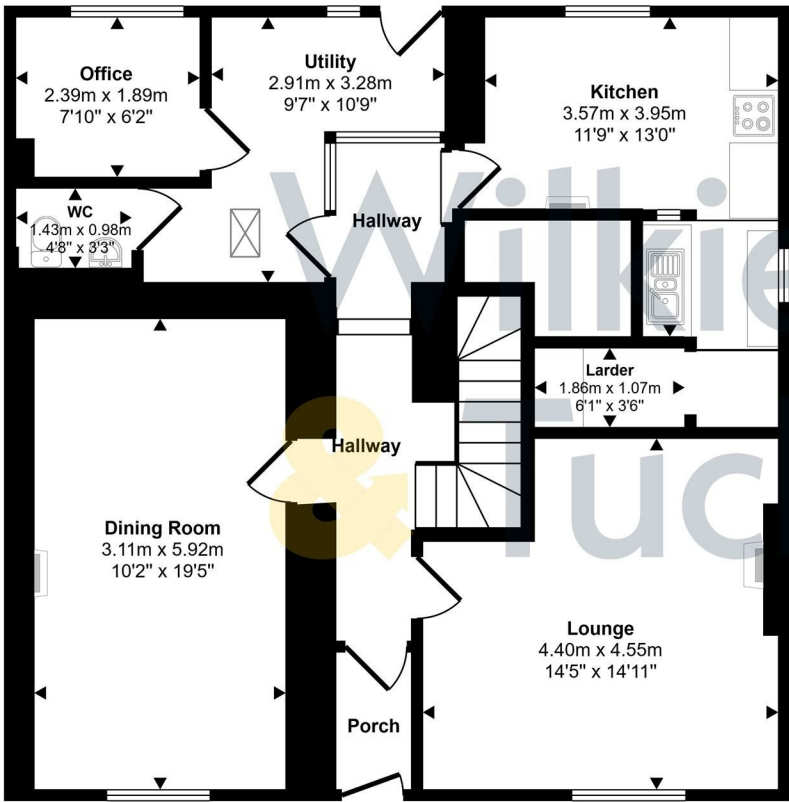
Price £375,000 Freehold



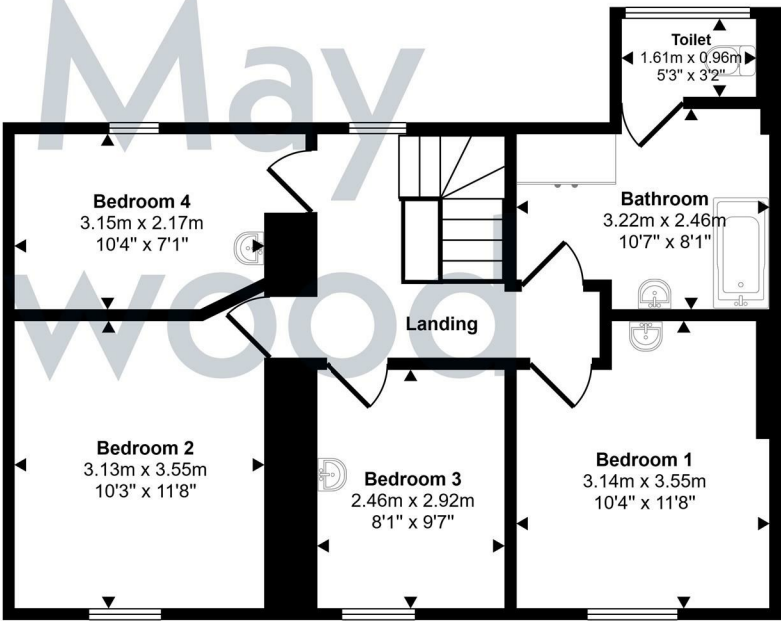
Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
149 sq m / 1605 sq ft



Ground Floor
Approx 91 sq m / 982 sq ft



First Floor
Approx 58 sq m / 622 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 three reception room, four-bedroom double fronted stone-built Grade II listed property situated in the sought-after Exmoor National Park village of Dunster, offered for sale with NO ONWARD CHAIN.

- Double fronted cottage in the heart of Dunster
- Garage with off road parking
- Small rear garden
- Within easy reach of village amenities
- NO ONWARD CHAIN



Although in need of general modernisation, the property does benefit from a garage with off road parking, which is a rare commodity in Dunster together with an area of garden to the rear.

The accommodation is arranged over two floors and, in brief, comprises an entrance porch opening into a welcoming reception hall with attractive original tiled flooring, staircase rising to the first floor, and doors leading to the rest of the ground floor accommodation.

To the front elevation are the sitting room and separate dining room, both well sized and benefitting from feature fireplaces. The ground floor further offers a well-proportioned kitchen with walk-in larder, adjoining utility area, study, and fitted cloakroom/WC. From the utility area, a door provides access to the rear courtyard, where steps rise to the garden. There is also access to an external store and side entrance to the garage.

To the first floor are four bedrooms, three of which enjoy



attractive views to the front towards the Deer Park, whilst the fourth overlooks the rear garden. A spacious family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway to the side leading to the garage, together with a generous courtyard area. The rear garden is terraced and laid to lawn, enjoying pleasant views between neighbouring properties towards Castle Hill.

AGENT'S NOTE: Although never used by the current owners, the owners of the adjacent property known as Hartleap House have a pedestrian right of way over the courtyard alongside the garage to gain access to their garden.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity are connected.

Local Authority: Somerset Council, Taunton TA1

Property Location: [:///desktop.thick.polices](#) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 61 Mbps download and 11 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/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 4th August 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 missives) 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.



Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,
TA24 6NH

