



**Chapel Row, Dunster, MINEHEAD, TA24 6RU**

**welcome to**

**1 Chapel Row, Dunster, MINEHEAD**

A charming two bedroom mid-terraced character cottage, set within a terrace in the sought-after medieval village of Dunster. Positioned just off St Georges Street, the location is peaceful yet convenient & within walking distance to Dunster Castle, the Deer Park & the village amenities.



### Front Door

Leading to

### Lounge / Dining Room

21' 1" max x 12' 2" ( 6.43m max x 3.71m )

With windows to front with window shutters, two radiators, wall light points, part laminate floor & part fitted carpet, fitted cupboards, exposed beams, feature stone fireplace with inset log burner set on tiled hearth, barn latch door leading to

### Kitchen

13' 10" max x 5' 1" max ( 4.22m max x 1.55m max )

Double glazed window to rear, fitted white base and wall units, worktop surfaces, inset one and half bowl stainless steel sink unit, integrated double oven, inset gas hob with cooker hood over, tiled splashbacks, wall mounted gas fired boiler, integrated fridge, radiator, laminate flooring, staircase rising to first floor landing, built in understairs cupboard, exposed beams and stone wall, open doorway to

### Utility Room

9' 3" max x 4' 11" ( 2.82m max x 1.50m )

Double glazed window to rear, laminate flooring, radiator, fitted white base and wall units, worktop surfaces, space and plumbing for washing machine, integrated fridge, door leading to the enclosed rear courtyard.

### First Floor Landing

Double glazed Velux window to rear and window to side, fitted carpet, exposed beams, barn latched doors to

### Bedroom One

12' 8" x 10' 9" max ( 3.86m x 3.28m max )

Window to front and double glazed window to rear, vaulted ceiling, period fireplace, fitted carpet, radiator.

### Bedroom Two

10' 4" x 7' 6" ( 3.15m x 2.29m )

Window to front, fitted carpet, exposed beams, double glazed Velux window to rear, vaulted ceiling, radiator.

### Bathroom

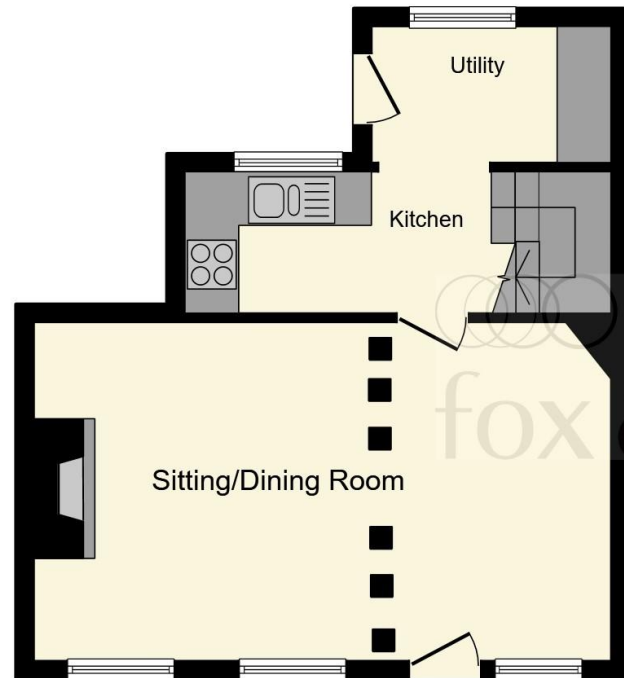
Double glazed Velux window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with shower unit over and fitted shower screen, tiled surrounds, heated towel rail, exposed beams, vinyl flooring.

### Enclosed Rear Courtyard

To the rear of the cottage is a delightful private walled courtyard which is paved for ease of maintenance and with outside water tap, outside store and WC.

### Location

The property occupies a fine position in the much favoured village of Dunster which is one of the prettiest in England, among its many attractions are the Castle and the Yarn Market. It is on the fringe of the Exmoor National Park close to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. The seaside town of Minehead is approximately 3 miles distant and provides a good range of shops for everyday and luxury items. The County town of Taunton some 25 miles distant, provides excellent shopping, leisure and entertainment facilities, direct access to the motorway network and a mainline railway station. The village has an excellent First School and Minehead itself has received much praise recently for its educational results through the Community College.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/MIH107458](http://fox-and-sons.co.uk/Property/MIH107458)



welcome to

## Chapel Row, Dunster MINEHEAD

- Sought After Medieval Village of Dunster
- Period Terrace Cottage - Sympathetically Modernised
- Lounge/Dining Room - Kitchen - Utility Room
- Two Bedrooms - Gas Central Heating - Bathroom
- Enclosed Courtyard with WC

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£299,995**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH107458](https://fox-and-sons.co.uk/Property/MIH107458)



Property Ref:  
MIH107458 - 0004

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



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24  
5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)