



Conygar View

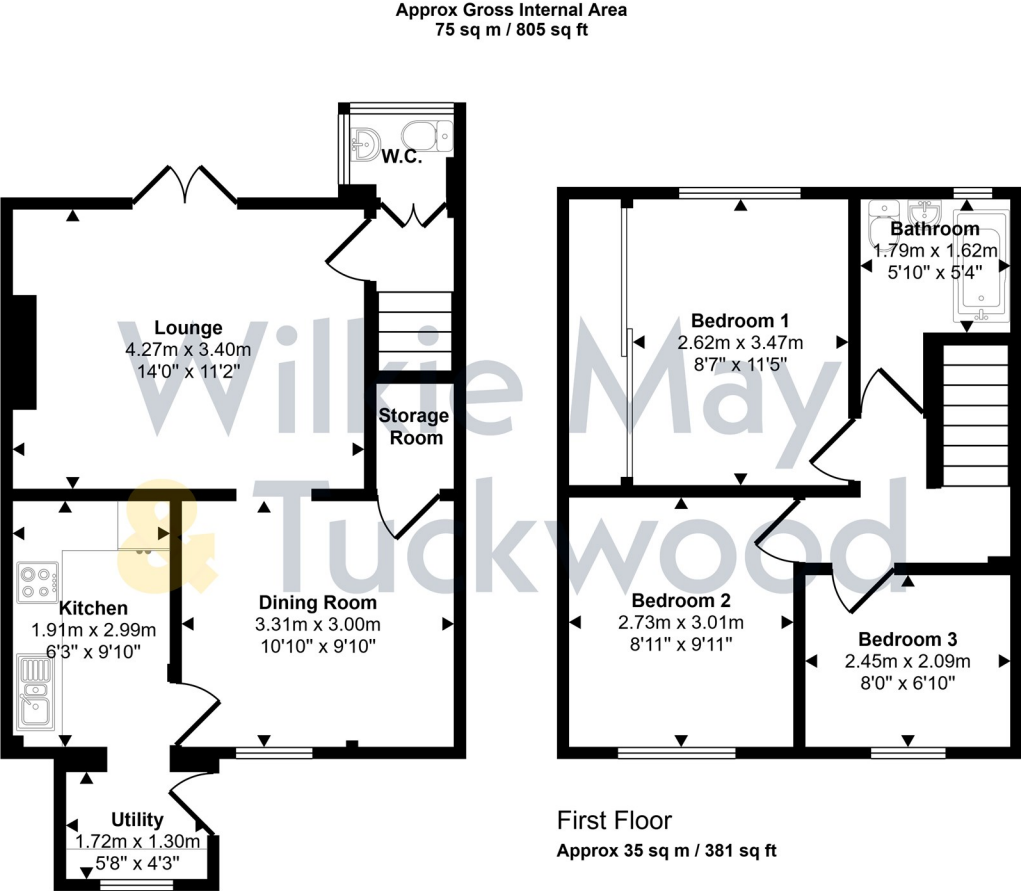
Dunster TA24 6PP

Price £200,000 Freehold



Wilkie May
& Tuckwood

Floorplan



Ground Floor
Approx 39 sq m / 424 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

GOOD-SIZED MID-TERRACE HOUSE ON THE OUTSKIRTS OF DUNSTER - with off road parking, good-sized rear garden and lovely views. Internal viewing highly recommended.

- Popular residential area on the outskirts of Dunster
- Just under a mile from Dunster Beach and within easy reach of the heritage railway station
- Off road parking to the front
- Good sized garden to the rear
- Lovely views from the rear towards Conygar Tower
- NO ONWARD CHAIN



Of cavity wall construction under a pitched roof, this property is in need of general updating but does benefit from gas fired central heating, double glazing throughout, a cloakroom, off road parking to the front, a good-sized level garden to the rear and lovely views from the rear towards Conygar Tower.

The accommodation comprises in brief: entrance through front door into a utility area with access to the kitchen. This is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated gas hob with extractor hood over and space with plumbing for a washing machine.

A door leads through to the dining room which has an aspect to the front, door to an understairs storage cupboard and archway leading through to the lounge.



The lounge is a good-sized room to the rear of the property with French doors opening out to the garden. A door also opens into a small hallway with stairs to the first floor and doors into the fitted cloakroom.

To the first floor there are three bedrooms, two with aspects to the front and one, the largest, with fitted wardrobe and lovely views over the rear garden towards Conygar Tower. There is also a fitted bathroom.

Outside to the front there is off road parking for several vehicles. Immediately to the rear there is a courtyard area with access to the remainder of the garden which is level and predominantly laid to lawn with a rear access gate and a shed.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [:///lostestimate.overlaps](#) **Council Tax Band:** B

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 avoidable should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b 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.



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