



## Mill Lane

Dunster, TA24 6SW

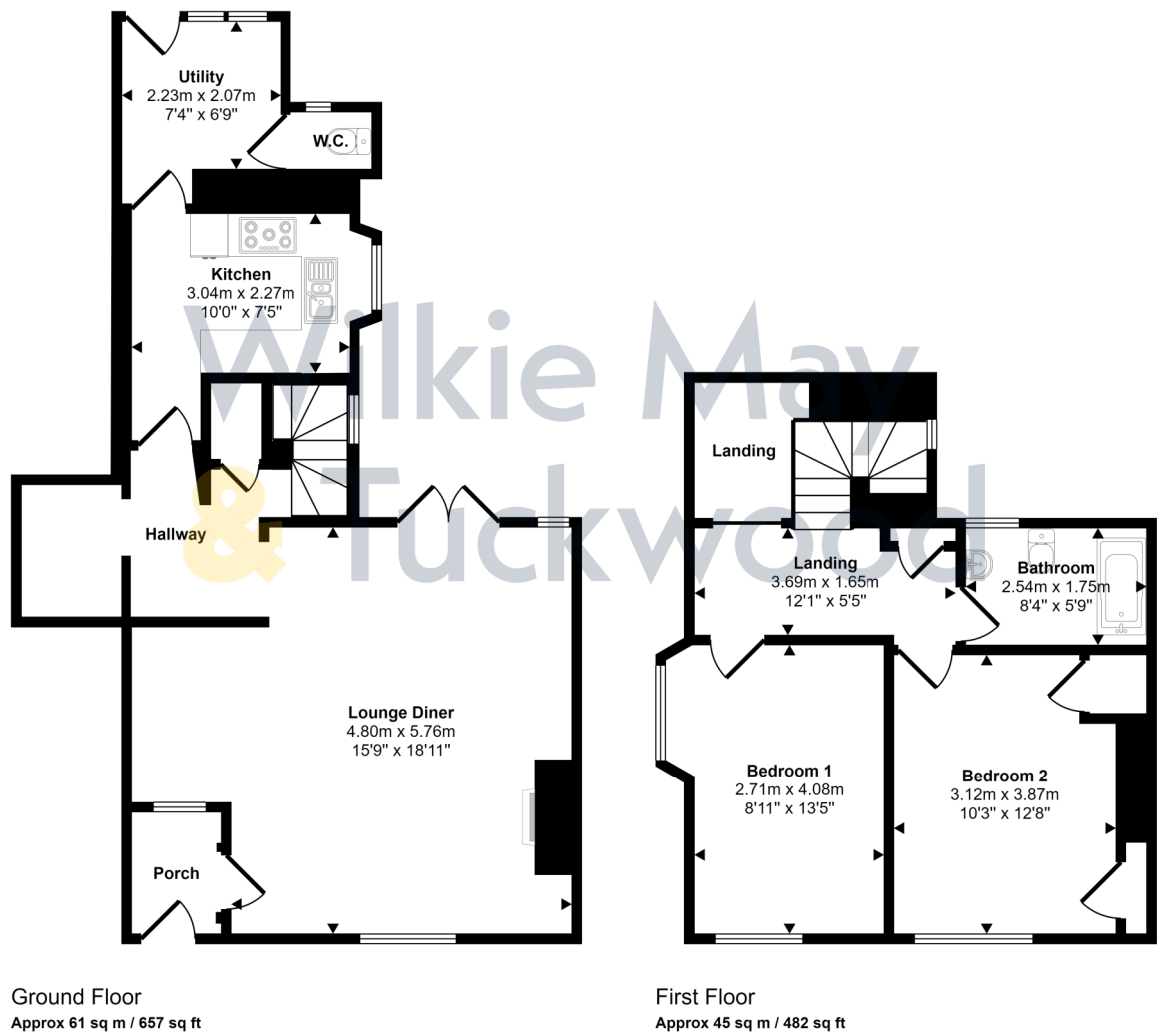
Price £325,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
106 sq m / 1139 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 very attractive two double bedroom semi-detached cottage situated within the sought-after medieval village of Dunster and offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, this charming property retains many character features to include exposed beams, stripped wood flooring and leaded windows, whilst benefiting from the modern convenience of gas fired central heating and a wood burning stove in the living dining room. The heating system is linked to Hive so can be monitored and controlled remotely. Other benefits include a utility room, downstairs wc and attractive gardens to the front and rear.

- Sought after village location
- 2 bedrooms
- Gardens to the front and rear
- Retains many character features
- Lovely views from the rear garden



Wilkie May & Tuckwood are delighted to be able to offer this charming cottage.

The accommodation comprises in brief: entrance through front door into a lobby area with door into the living dining room. This is a good-sized double aspect room with window to the front and French doors leading out to the rear garden. There is also an attractive fireplace with inset wood burning stove. Off of the living dining room there is a lobby area with stairs leading to the first floor and understairs cupboard. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated gas hob with extractor hood over and integrated double oven. A door leads through to a utility room which has a door to the fitted WC and a door to the rear garden.

To the first floor there is good-sized half landing with a skylight and attractive seating area and steps on up to the landing with storage cupboard. There are two double bedrooms, the larger of which has a built-in airing cupboard and window to the front and the smaller, having windows to the front and side. There is also a fully fitted bathroom.

Outside to the front there is a garden predominantly laid with paving slabs and shrub borders. The rear garden is predominantly laid to lawn with a patio area and some raised beds from which there are lovely views towards the surrounding hills.

AGENTS NOTE: There is a pedestrian access to the rear garden of this property via a right of way leading from West Street and across the adjoining property, Mill Stream Cottage.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///intersects.slogansgazes](https://www.slogansgazes.com/intersects) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is very limited mobile coverage. The maximum available broadband speeds are 43 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk:** **Surface Water:** High 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

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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.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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