



## West Close

Minehead TA24 6SA

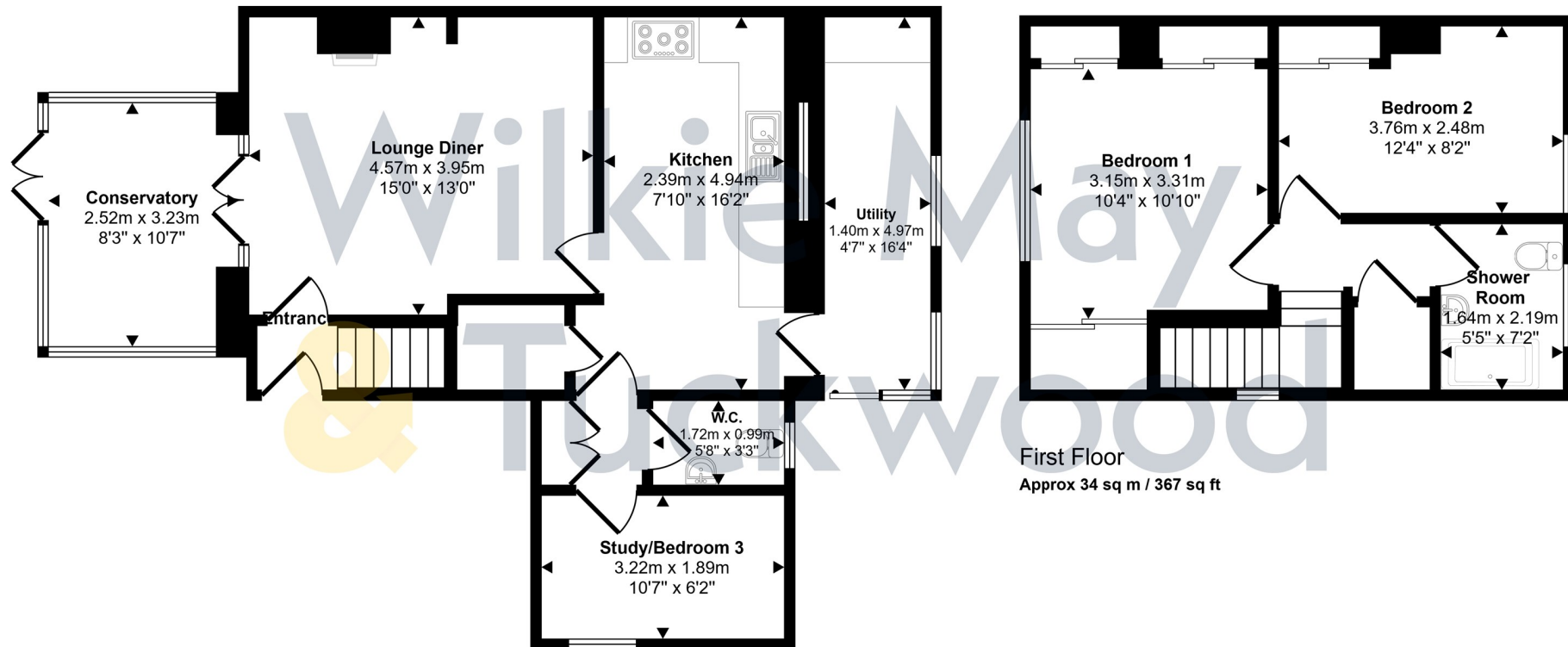
Price £295,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
98 sq m / 1054 sq ft



Ground Floor  
Approx 64 sq m / 687 sq ft

First Floor  
Approx 34 sq m / 367 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

An attractive, two/three-bedroom semi-detached house located in a tucked away cul-de-sac within the sought after Exmoor National Park village of Dunster within easy reach of the village primary school and Dunster's shops, public houses and other amenities.

Of stone construction under a pitched roof, the property benefits from gas fired central heating throughout, a cloakroom, a utility room, a conservatory, a ground floor bedroom/study, off road parking, garage and a well-maintained garden.

**AGENT'S NOTE: Although the owners of 6 West Close own the freehold of the property, they are also leaseholders under the terms of a 999 year lease granted in 1920 with a ground rent payable of £9.96.**

- Sought after village location
- Within easy reach of the primary school and other amenities
- Off road parking for two to three vehicles and garage
- Gardens to the front and rear
- Internal viewing highly recommended



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

This is a good-sized room with feature fireplace and French doors with windows on either side opening into the conservatory which is glazed on three sides with French doors opening out to the garden.

From the lounge diner, a door opens to the kitchen. This is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and a large range cooker with extractor hood above. There is also a large walk-in storage cupboard and a door through to the utility room which is glazed on two sides and has a sliding door to the garden.

A further door in the kitchen opens to a small lobby area with storage cupboard, door to the fitted cloakroom and door to the study/third bedroom.



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

The master bedroom has two fitted wardrobes and a window affording lovely views towards the castle. The second bedroom has one fitted wardrobe and a view to the rear. The shower room is fitted with a modern suite.

Outside, the property is approached over a block paved driveway providing off road parking. Further up West Close, double gates open to further off road parking, garage/workshop with power and light and access to the rear garden.

The garden area accessed from the conservatory is laid with gravel with inset shrubs and a hedged boundary for ease of maintenance. The rear garden enjoys a good degree of privacy with a patio area and an area laid to lawn. There is also a shed with power and light.



**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold and leasehold interest

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

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

**Property Location: //estimated.dissolve.monday Council Tax Band: C**

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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 8b. 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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