





Priory Court, Priory Green, Dunster, TA24 6RY

fox & sons

welcome to

Flat 6 Priory Court, Priory Green, Dunster

A well presented spacious two bedroom top floor apartment forming part of what was formerly a large Victorian Rectory to the village set in beautiful open grounds enjoying beautiful far reaching countryside views. The property benefits from gas central heating & allocated parking.

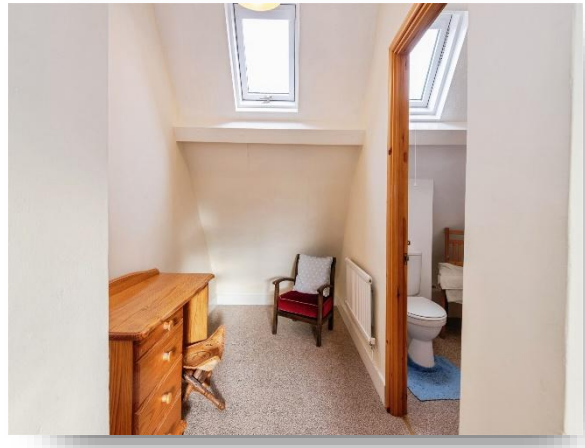












Communal Entrance
With staircase rising to upper floors

Front Door
Leading to

Entrance Hall
With fitted carpet, radiator, telephone entry system and doors to

Lounge/Dining Room
18' 1" max x 15' 11" max (5.51m max x 4.85m max)
Window to rear with secondary glazing enjoying views of Dunster Castle and the Church, fitted carpet, period feature fireplace, TV point and exposed beams.

Kitchen
10' 5" x 8' 2" (3.17m x 2.49m)
Double glazed skylight window to front, a range of fitted white coloured base an wall units with worktop surfaces, inset stainless steel sink unit, space and plumbing for dishwasher, space for fridge freezer, integrated electric oven, inset electric hob, part tiled surrounds and vinyl flooring.

Utility
11' 2" max x 5' 5" max (3.40m max x 1.65m max)
Double glazed window to front, space and plumbing for washing machine, wall mounted gas fired Worcester boiler serving the domestic hot water and central heating systems.

Bedroom Two
17' 11" x 12' (5.46m x 3.66m)
Window to side with secondary glazing enjoying fantastic far reaching coastal and inland views, exposed beams, radiator, fitted carpet and access to roof space.

Bathroom
Double glazed skylight window to front, fitted carpet, panelled bath with shower unit over and shower screen, low level WC, pedestal wash hand basin, part tiled surrounds, heated towel rail, extractor unit, access to roof space.

Bedroom One
17' 3" x 11' 3" max (5.26m x 3.43m max)
Double glazed velux window to rear, fitted carpet, radiator and open doorway leading to

Dressing Area
6' 10" x 5' 2" (2.08m x 1.57m)
Double glazed skylight window to front, fitted carpet, radiator and door leading to

Ensuite Shower Room
Double glazed skylight window to front, fitted carpet, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail and extractor unit.

Outside
Priory Coury is approached over a private driveway and enjoys the benefit of a beautifully presented large grounds incorporating communal lawned gardens with flower and shrub beds, the property has the benefit of allocated parking.

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.

Agents Note
Each flat has a share of the freehold and the owners of each flat have one person who is a Director of Priory Court Residents' Association and this is on record at Companies House.



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welcome to

Flat 6 Priory Court, Priory Green, Dunster

- Medieval Village of Dunster
- Top Floor Apartment - Two Bedrooms
- Share of Freehold
- Lounge/Dining Room - Gas Central Heating - Allocated Parking
- Fantastic Far Reaching Countryside

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2531.28
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107526 - 0003

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.

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