



**Marsh Gardens, Dunster, Minehead, TA24 6EX**

**welcome to**

**38 Marsh Gardens, Dunster, Minehead**

Set on the edge the sought-after medieval village of Dunster is this beautifully presented end of terrace two bedroom home located on the edge of this modern development. This well presented home provides a welcoming environment ideal for those seeking a refined yet low-maintenance residence.



### Double Glazed Front Door

Leading to

### Entrance Hall

With Karndean flooring, radiator, staircase rising to first floor landing, doors to

### Cloakroom

With Karndean flooring, radiator, wash hand basin, low level WC, consumer unit, extractor unit.

### Lounge

14' 2" x 11' 3" ( 4.32m x 3.43m )

Double glazed patio doors to the rear garden , double glazed window to rear, Karndean flooring, built in cupboard.

### Kitchen

12' 4" x 6' 10" ( 3.76m x 2.08m )

Double glazed window to front, a range of modern fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, integrated oven, inset gas hob with cooker hood over, integrated dishwasher, wall mounted gas fired boiler in matching cupboard, Karndean flooring, radiator, inset ceiling spotlights, extractor unit.

### Landing

With fitted carpet, access to roof space, doors to

### Bedroom One

11' 4" max x 10' 11" max ( 3.45m max x 3.33m max )

Double glazed window to rear with views towards local countryside in the distance, fitted carpet, radiator, door to

### Ensuite Shower Room

Double glazed window to rear, a modern fitted suite comprising shower cubicle, heated towel rail, wash hand basin, low level WC, shaver point, vinyl flooring, extractor unit, part tiled surrounds, inset ceiling spotlights.

### Bedroom Two

12' 5" x 7' 5" ( 3.78m x 2.26m )

Double glazed window to front, fitted carpet, radiator.

### Bathroom

Double glazed window to front, a fitted suite comprising low level WC, wash hand basin, part tiled surrounds, panelled bath, shaver point, extractor unit, inset ceiling spotlights, heated towel rail, vinyl flooring.

### Outside

The property is approached via a pathway leading to the front door.

To the rear is an enclosed low maintenance garden with paved patio, artificial grass, pathway leading to the rear of the garden with pedestrian gate giving access to the rear where the garage can be found and off road parking. The garden is bordered by fencing & walling.

### Location

The village of Dunster is known to be one of the prettiest in England and located as it is on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close by. The village itself boasts a primary school, church and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away which its schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.



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.



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## 38 Marsh Gardens, Dunster, Minehead

- Popular Modern Development - Edge of Dunster
- End of Terrace Home - Two Bedrooms
- Gas Central Heating - Double Glazing
- Lounge - Kitchen/Breakfast Room - Ensuite Shower Room
- Garage - Off Road Parking - Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107610 - 0002

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