



West Street

Dunster TA24 6SN

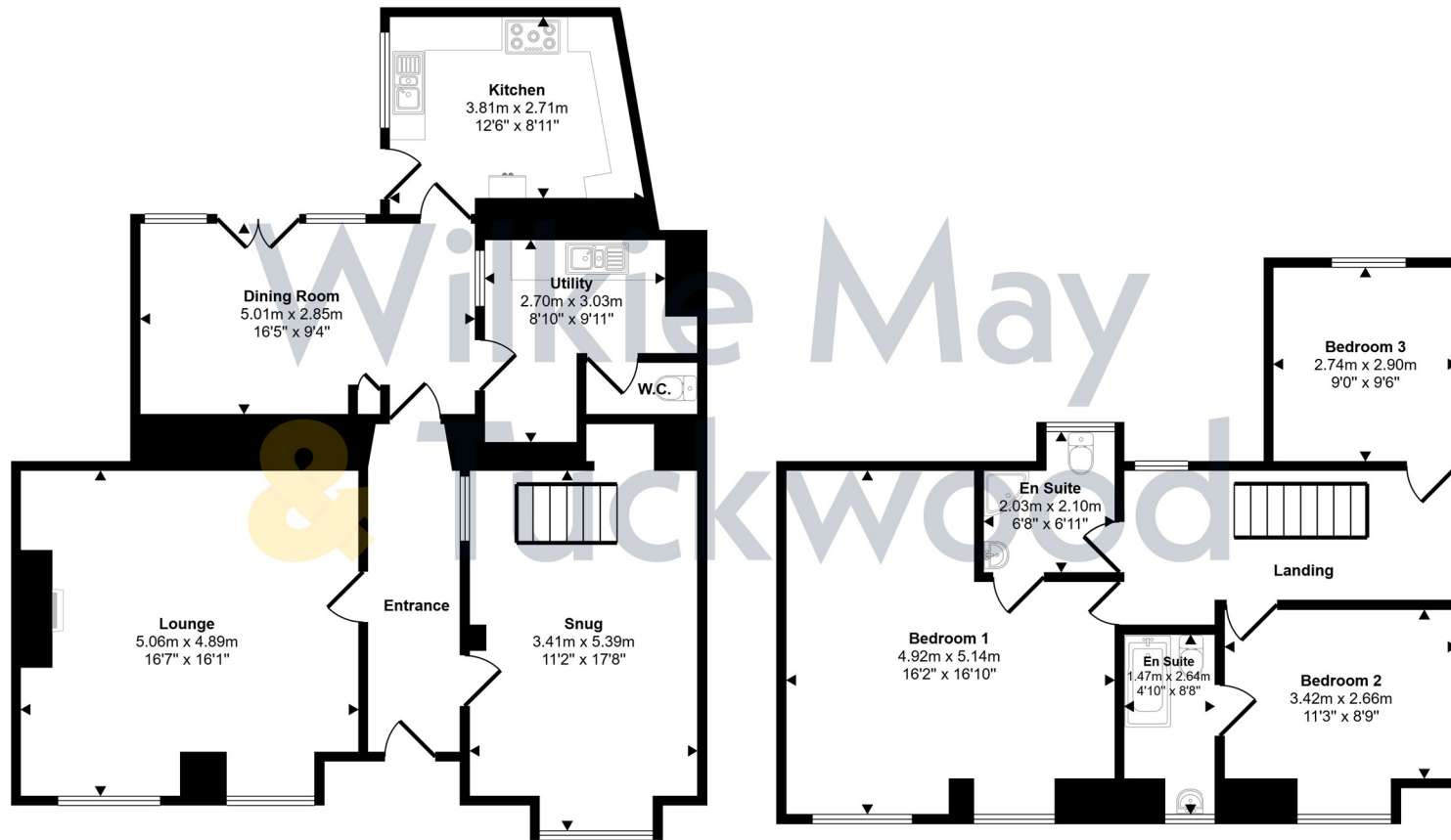
Price £495,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
151 sq m / 1628 sq ft



Ground Floor
Approx 90 sq m / 971 sq ft

First Floor
Approx 61 sq m / 656 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

Nestled in the historic heart of Dunster, this enchanting Grade II listed cottage offers a rare opportunity to own a piece of timeless character, seamlessly blending period charm with comfortable living.

Currently run as a successful gold rated holiday let, this lovely property retains a wealth of original features to include oak panelled hallway, exposed beams and stone fireplace all lovingly preserved to reflect its rich heritage.

This delightful cottage offers a unique blend of history, charm and lifestyle, ideal as a full-time residence, weekend retreat or investment opportunity.

- Grade II listed period property
- Three reception rooms and three bedrooms
- Character features throughout
- Courtyard and lawned garden with lovely views
- Offered for sale with NO ONWARD CHAIN



Step through the arts and crafts stable door into the oak panelled hallway with doors into the three reception rooms, each with its own unique ambience, perfect for a lounge, snug and dining room.

The lounge has two windows to the front, both with window seats, an attractive tiled floor and a beautiful stone fireplace with inset wood burning stove, perfect for a cold winter's afternoon. The snug also has a window to the front, tiled floor and the stairs rising to the first floor.

To the rear of the property there is a delightful dining room with French doors opening out to a lovely courtyard, perfect for sunny afternoons and al-fresco eating. From here, a door opens into the comprehensively fitted kitchen which has a stable door to the courtyard garden and a door into a fitted utility room with separate wc. From the dining room, a further door opens into the fitted utility room which has access to a sanilav wc.

To the first floor there is a spacious landing area with

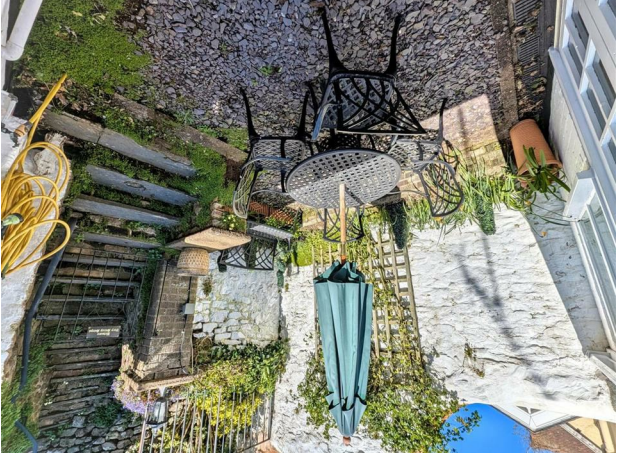


window to the rear and doors to the bedrooms and one of the two bath/shower rooms.

The master bedroom is a large double room with two windows to the front, both with window seats and door to an en-suite shower room. Bedroom two also has an aspect to the front and an en-suite bathroom. The third bedroom looks to the rear and shares the shower room with the master.

Outside immediately outside the dining room and kitchen is the secluded courtyard area with steps rising up to the remainder of the garden which is predominantly laid to lawn and enjoys wonderful views towards Grabbist.

As regards parking, the current owner owns a garage with parking space close by. This garage with parking space could be available to rent by a purchaser of the property. In addition, there is parking available on West Street and it is possible to obtain a permit for the car park at the bottom of Park Street.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: //l1mei1ght.1ike.pa1nters Council Tax Band: Exempt

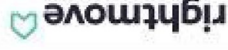
Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 44 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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. 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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