



Hangers Way

Dunster TA24 6RT

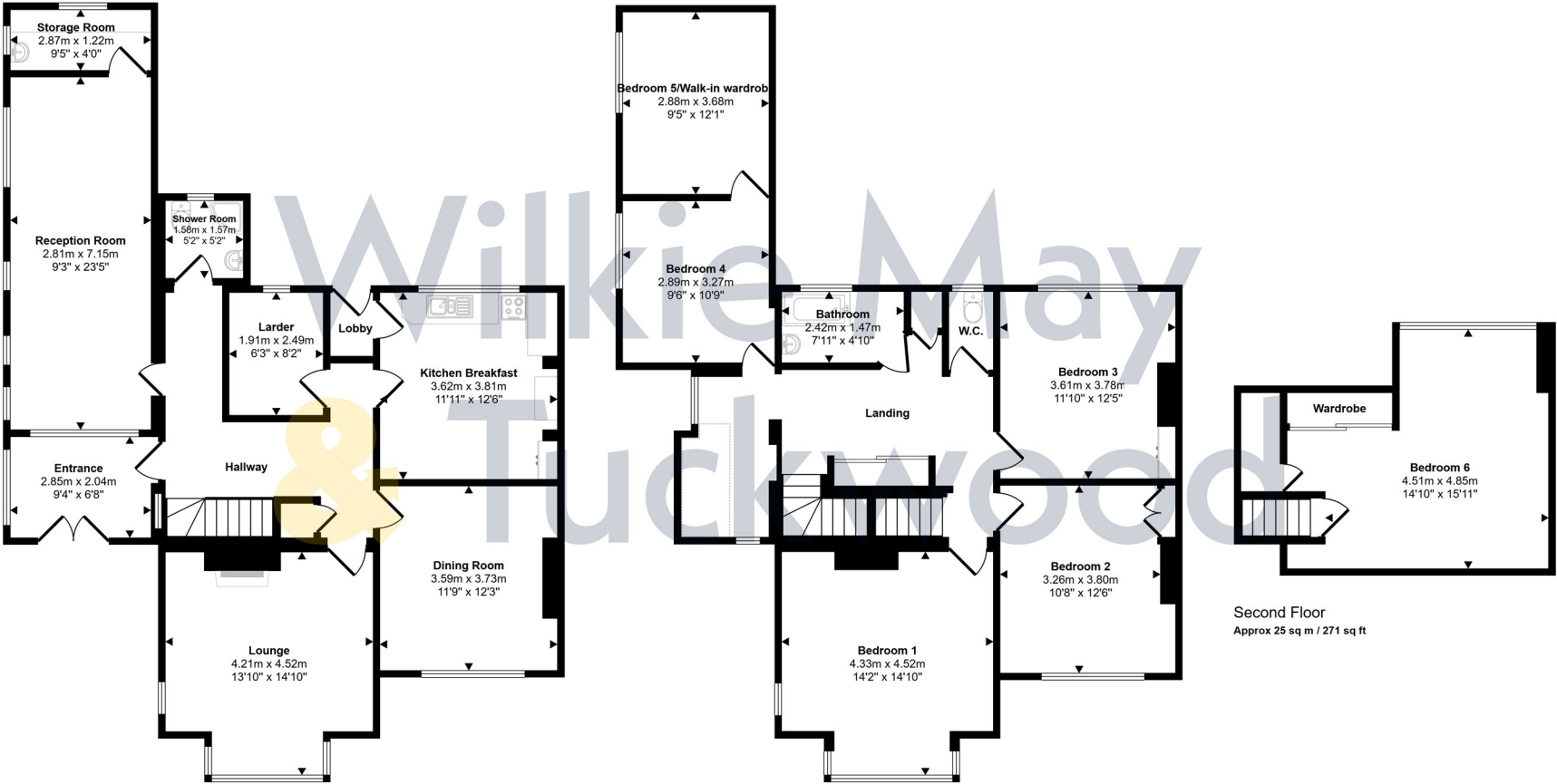
Price £525,000 Freehold

			
6	4	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
227 sq m / 2439 sq ft



Ground Floor
Approx 104 sq m / 1122 sq ft

First Floor
Approx 97 sq m / 1046 sq ft

Second Floor
Approx 25 sq m / 271 sq ft

Denotes head height below 1.5m

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 rare opportunity to purchase a spacious, four reception room, five/six bedroom semi-detached house in one of the most sought after areas of Dunster with garage, parking, gardens and lovely views.

- Sought after village location
- Wonderful views towards the coast and surrounding countryside
- Spacious accommodation throughout
- Garage and off road parking
- NO ONWARD CHAIN



Of cavity wall construction under a pitched roof, this desirable property is in need of general updating but does retain many original features to include an attractive tiled floor in the entrance hall with a lovely oak stable door, picture rails, fitted cupboards and fireplaces.

The accommodation comprises in brief: entrance through double, glazed doors into the entrance hall with step up into the hallway. From the hallway, stairs rise up to the first floor with understairs cupboard and doors open to the principal ground floor accommodation.

The lounge is a large room with bay window to the front affording lovely views over the front garden. The dining room is alongside also with views over the garden.

To the rear there is a kitchen breakfast room with door to a lobby giving access to the rear garden. Opposite the kitchen there is a large walk-in larder and along the hallway, a fitted shower room.

Also on the ground floor there is a large reception room with windows to the side and a storage room on one end.

To the first floor there is a large landing with fitted cupboard, stairs to the second floor and doors to four of the bedrooms, bathroom and separate wc.



The master bedroom is a large room with bay window to the front enjoying wonderful views towards the coast and surrounding hills. The second bedroom also has wonderful views to the front. Bedroom three overlooks the rear garden and bedroom four has an aspect to the side. From bedroom four, a door opens to bedroom five which could also be utilised as a walk-in wardrobe or nursery. On this floor there is also a fitted bathroom with separate wc and further storage cupboard.

The sixth bedroom is on the second floor with window to the rear with lovely views over the allotments towards Grabbist Hill, eaves storage and a fitted wardrobe.

Outside, the property is approached from Hangers Way over a long driveway providing plentiful off road parking leading to the garage. There is also a long front garden predominantly laid to lawn with shrub borders. To the rear there is a further good-sized garden with trees, shrubs and areas of lawn.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///careless.movement.differ](#) **Council Tax Band:** F

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 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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