



Plot 53 Castle Fields
Dunster, Minehead, Somerset, TA24 6PH

**WILKIE MAY
 & TUCKWOOD**

A brand new three bedroom detached house with garage and off road parking being constructed by local developer, Strongvox Homes, on the outskirts of the sought after village of Dunster.

DESCRIPTION: The Helford is a three bedroom detached house with garage and off road parking being constructed by local developer, Strongvox Homes, on the outskirts of the sought after village of Dunster. Castle Fields, as the development is called, is an exciting new development of 54 homes with 1, 2, 3 and 4 bedrooms including some homes particularly priced for the local community to afford.

Each property will benefit from a 10 year NHBC warranty and will be fitted with a gas fired combi-boiler central heating system, double glazed UPVC windows throughout and cavity wall and loft insulation installed to NHBC standards.

The Helford will have a fully fitted kitchen with stainless steel single oven, 4 burner gas hob and hood extractor fan. The bathroom, en-suite and cloakroom will be equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps.

All the properties feature smooth finish steel front doors with multi point locking system, bi points in the lounge and master bedroom, tv points in the lounge and master bedroom, a mains operated smoke alarm with battery backup in the hallway, an external tap, landscaped front gardens and turf back gardens.

The accommodation comprises in brief: Entrance Hallway with stairs to the first floor and doors to the fitted Cloakroom, Lounge and Kitchen/Dining Room. The Lounge is a double aspect room with attractive bay window to the front and French doors to the rear opening out to the garden. There is also a door with access to an under stairs storage space. The Kitchen/Dining Room is also a double aspect room with windows to the front and rear and door leading to the rear garden.

To the first floor there is a landing area with window to the rear and doors to the Bedrooms and Bathroom. Bedroom 1 is to the front of the property with an en-suite Shower Room. Bedroom 2 is also to the front and Bedroom 3 has an aspect to the rear. The Bathroom is to the rear of the property with obscured window.

Outside there is off road parking to the side of the property leading to the detached Garage. The front garden will be landscaped for ease of maintenance and the rear garden laid to turf with a fence boundary.

ACCOMMODATION (all measurements are approximate):

CLOAKROOM, LOUNGE 18'6" (5.65m) x 10'10" (3.1m)

KITCHEN/DINING ROOM 18'8" (5.7m) max. x 11'10" (3.61m)

BEDROOM ONE 12'2" (3.7m) x 10'4" (3.12m) EN-SUITE SHOWER ROOM

BEDROOM TWO 10'6" (3.20m) x 10'6" (3.20m)

BEDROOM THREE 7'10" (2.37m) x 8'1" (2.47m)

BATHROOM

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties whatsoever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **THE PROPERTY MISDESCRPTIONS ACT 1991** 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.

8. Financial Evaluation As 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. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.



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£299,950

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

Council Tax Banding: TBA

Energy Rating: TBA



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