







Plot 15 Castle Fields

Dunster, Minehead, Somerset, TA24 6PH

Help to Buy

WILKIE MAY & TUCKWOOD

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

The Helford is a brand new three bedroom detached house with single garage and two parking spaces being constructed by local developer, Strongvox Homes on the outskirts of the sought after West Country village of Dunster.

The accommodation is arranged over two floors and comprises on the ground floor, Entrance Hall with stairs to the first floor and door to fitted Cloakroom. There is also a good sized double aspect Lounge with window to the front and French doors to the rear opening out to the garden. The open plan Kitchen/Dining room has windows to the front and rear and door leading to the rear garden.

To the first floor there are three Bedrooms with the master Bedroom benefiting from an en-suite Shower Room. There is also a fitted Bathroom.

Outside there are gardens to the front and rear together with a garage situated close by with off road parking spaces.

ACCOMMODATION (All measurements are approximate):

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

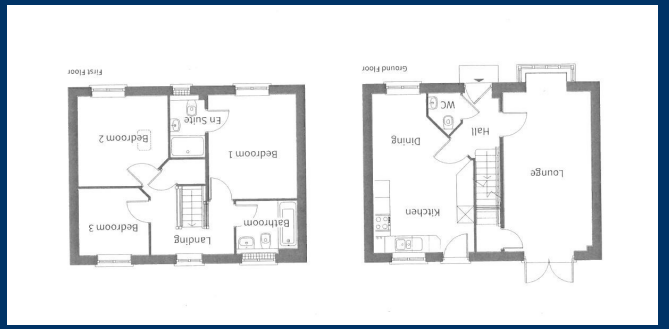
KITCHEN/DINING ROOM 18'8" (5.7m) max. x 11'10" (3.61m)

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

BEDROOM TWO 10'6" (3.2m) x 10'6" (3.2m)

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

BATHROOM



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£273,000

GENERAL REMARKS AND STIPULATION

Tenure: Freehold
Council Tax Banding: TBA
Energy Rating: TBA

We Value Minehead

WILKIE MAY & TUCKWOOD

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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 warranty whatever 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 MISDESCRIPTIONS 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 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.
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.