



Plot 43 Castle Fields

Dunster, Minehead, Somerset, TA24 6PH

**WILKIE MAY
& TUCKWOOD**

The Ashome is a brand new three bedroom home being constructed on the outskirts of the sought after village of Dunster by local developer, Strongvox Homes. This property forms part of an "Affordable Homes for Local People Scheme" – please enquire for more information.

The Ashome is a brand new three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor entrance hall leads into Lounge and Kitchen. On leaving the Kitchen you will find a wc and back door to an enclosed garden. Stairs lead off the hall to the first floor landing which comprises of three Bedrooms and Bathroom.

Outside there is off road parking to the front and a garden to the rear.

The properties form part of an "Affordable Homes for Local People" scheme whereby potential purchasers must meet an eligibility criteria of having 5 years continuous residency in West Somerset and an income or access to funds which are insufficient to meet housing needs on the open market. In addition, a minimum of 20% deposit is required to secure the purchase.

Potential purchasers should contact Help to Buy South West (www.helptobuysw.org.uk) to enable the West Somerset Council to assess the local connection and income. Alternatively, purchasers can contact Heather Crockford (HCrockford@westsomerset.gov.uk) for assistance and advice.

ACCOMMODATION (all measurements are approximate)
ENTRANCE HALL

LOUNGE 14'9" (4.53m) x 11'8" (3.56m)

KITCHEN 15'3" (4.65m) x 10'9" (3.28m)

CLOAKROOM

BEDROON ONE 15'3" (4.65m) x 9'7" (2.93m)

BEDROOM TWO 13'9" (4.18m) x 7'11" (2.40m)

BEDROOM THREE 9'11" (3.03m) x 7'1" (2.17m)

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 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.

**Plot 43 Castle Fields, Dunster, Minehead,
Somerset TA24 6PH**

£151,500

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

Council Tax Banding: TBA

Energy Rating: TBA

**WILKIE MAY
& TUCKWOOD**

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