MPORTANT 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 descriptions, dimensions, siteas, reference to condition and necessary permissions for use and occupation and other details sees when professional advice. 2. All descriptions, dimensions, siteas, reference to condition and necessary permissions for use and occupation and other details are give a fair, and are believed to be correct, but any intending purchasers ahould 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 themselves by intending purchasers on themselves by the selection or otherwise as to the correctness of each of themselves by white May & Tuckwood, nor enter into any contract on behalf or the vendor. 4. Vor responsibility can be accepted for any warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. Vor responsibility can be accepted for any warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. Vor responsibility can be accepted for any warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on the property and the properties which have a for withdrawn. Photographs taken and details prepared March 2014.

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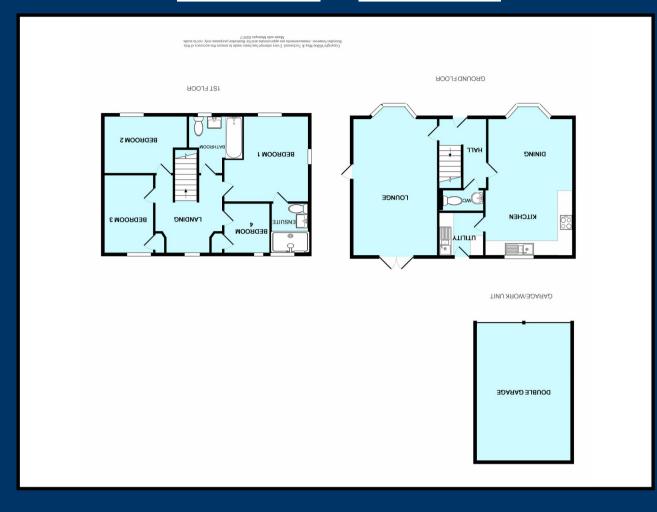
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7 Park Street, Minehead, Somerset, TA24 5NQ Tel: 01643 704400







## **Council Tax Band: TBA**

Somerset. TA4. Tel/ 01643 703704 West Somerset Council, 20 Fore Street, Williton, Taunton,

## Local Authority:

mains drainage, gas fired central heating. Mains water, mains electricity,

## Services:

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with vacant possession on completion. The property is offered for sale freehold, by private treaty

**GENERAL REMARKS AND STIPULATION** 

Price: £350,000

Minehead | Somerset | TA24 6PH 33 Marsh Lane, Dunster,











**DESCRIPTION:** A brand new four bedroom detached house with double garage and two off road parking spaces, constructed by local developer Strongvox Homes on the outskirts of the sought after medieval village of Dunster. The property benefits from gas fired central heating and double glazing throughout, a full ten year NHBC Guarantee, gardens to the front and rear and pleasant views from the front of the property towards Minehead and the surrounding hills.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with stairs to the first floor doors into the Lounge and Kitchen/Dining Room and door into a fitted Cloakroom. The Lounge is a lovely, double aspect room with window to the front and French doors leading to the rear garden. The Kitchen/Dining Room is also a double aspect room with windows to the front and rear. The Kitchen area is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface and integrated appliances to include a stainless steel single oven with four burner gas hob and hood extractor fan, fridge freezer and dishwasher. A door leads from the Kitchen area into the Utility Room fitted with a range of complimentary units with sink and drainer, space and plumbing for a washing machine and door leading to the rear garden.

To the first floor there is a landing area with doors to the Bedrooms and Bathroom and a window to the rear. Bedroom 1 has a window to the front and door leading into an en-suite Shower Room. Bedroom 2 is a double aspect room with windows to the front and side, Bedroom 3 has a window to the rear and built-in cupboard and Bedroom 4

has a window to the rear and a built-in cupboard. The Bathroom is fitted with a suite comprising contemporary Duravit sanitary ware in white with stylish Hansgrohe taps.

Outside there is a small area of garden to the front of the property. The rear garden is turfed for ease of maintenance. There is a roadway to the rear of the property providing access to the double garage and off road parking spaces.

SITUATION: Marsh Gardens is situated within the popular Marsh area on the outskirts of Dunster and is within one mile's level walk of Dunster Beach and half a mile's level walk of the West Somerset Steam Railway Station for Dunster. The village of Dunster is known to be one of the prettiest in England and located as it is on the edge of the Exmoor National Park, it is ideally situated for access to the wonderful coastline and moorland close by. The village itself boasts a primary school, church, post office and several public houses and restaurants. Dunster is also famous for its Castle and Yarn Market. The coastal town of Minehead is approximately 3 miles away which its schools, shops and supermarkets and the County Town of Taunton is 25 miles away with access to the rail and motorway network.

**DIRECTIONS**: From our office in Park Street turn right and proceed up Friday Street and out of Minehead on the A39. Take the left hand turn signposted Dunster Marsh where the property will be found after a short distance on the left hand side.







A brand new four bedroom detached house with double garage and two off road parking spaces situated on the outskirts of the sought after medieval village of Dunster and offered for sale with NO ONWARD CHAIN.

ACCOMMODATION [All measurements are approximate], ENTRANCE HALL, CLOAKROOM,

**LOUNGE** 18'8" (5.7m) x 12'2" (3.7m)

KITCHEN/DINING ROOM: KITCHEN AREA 12'7" (3.84m) x 9'6" (2.9m) DINING AREA 12'2" (3.7m) x 9'2" (2.8m) UTILITY ROOM

FIRST FLOOR LANDING, BEDROOM ONE 13'6" (4.12m) max. x 11'2" (3.39m) EN-SUITE SHOWER ROOM

BEDROOM TWO 14'6" (4.41m) max. x 7'10" (2.38m) BEDROOM THREE 10'8" (3.24m) x 8'9" (2.67m)