



Tel: 01643 704400

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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:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £350,000

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

**WILKIE MAY
& TUCKWOOD**

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



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IMPORTANT NOTICE William May & Tuckwood, for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particular areas indicated on the map are not intended to be a complete or accurate description of the property. 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 William May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of William May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any measurements and other information. All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any particular importance to you, please contact the office and we will be pleased to check the information with you.

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

8. Financial Evaluation 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 use and value of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to raise 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 PROPERTY MISDESCRPTIONS ACT 1991 The agent has not tested any depurans, equipment, fixtures and things 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 documents. A buyer is advised to obtain verification from their solicitor.

expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014.

3. No persons in the employment of Willie May & Tuckwood, nor enter into any contract on behalf of Willie May & Tuckwood, nor enter into any representation or give any representations or by any other means, in relation to this property, in violation of the authority hereinbefore conferred upon the undersigned, and the undersigned hereby agrees to indemnify and hold the said persons harmless in respect to any such contract or representation, and to pay the costs of any such proceedings.

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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)
BEDROOM FOUR 7'7" (2.30m) x 7'4" (2.23m) **BATHROOM**