



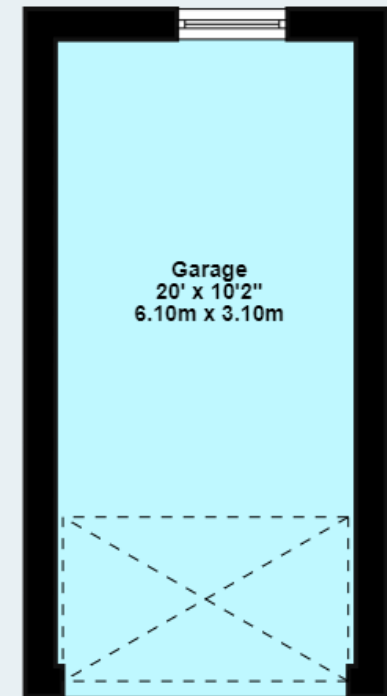
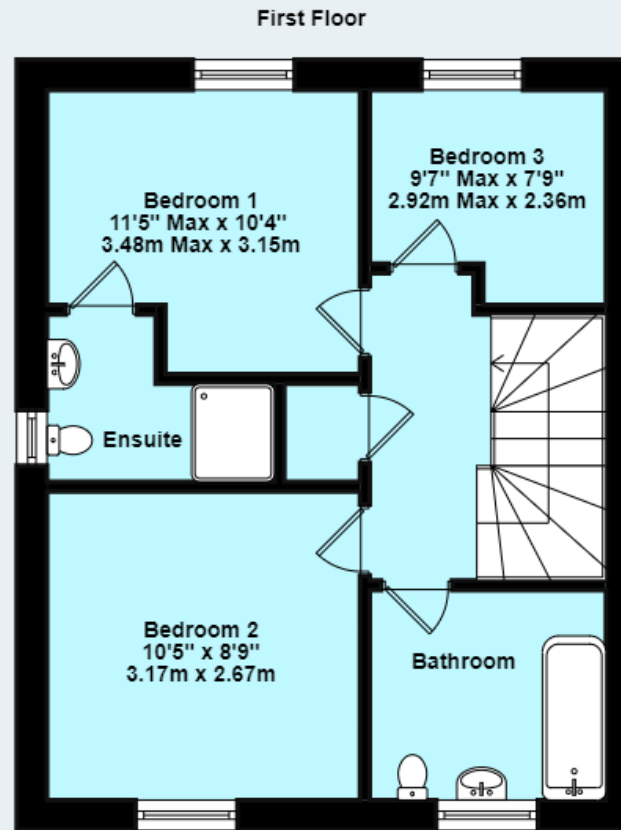
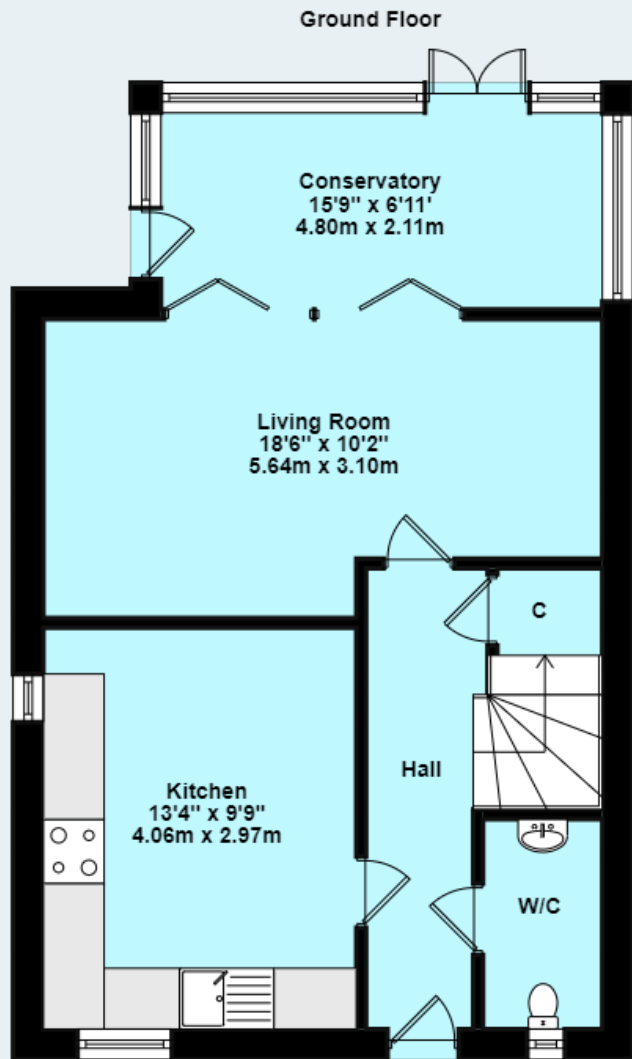
## Marsh Gardens

Dunster TA24 6EX  
£309,950 Freehold



Wilkie May  
& Tuckwood

# Floor Plan





# Description

A three-bedroom modern detached property constructed by award winning local developer Strongvox Homes in 2016.

The property lies in an enviable position being only a short walk from Dunster beach, and enjoys fine views of the surrounding countryside.

Benefits of the property include gas central heating and double glazing throughout, conservatory, en-suite to the master bedroom, garage, off street parking and a pretty garden.

The property is offered for sale with NO ONWARD CHAIN.

- Close to local amenities
- 3 Bedrooms
- Garage and parking space
- Private garden
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF:

Double glazed front door leading to entrance hall, with understairs storage cupboard and stairs rising to the first floor.

CLOAKROOM: Consisting of vanity wash hand basin, low level W.C and heated towel rail.

KITCHEN: A range of modern fitted wall and base units, integrated oven with inset gas hob and stainless steel cooker hood over. Space and plumbing for washing machine, dishwasher and space for fridge freezer. The Vaillant gas boiler provides domestic hot water and central heating.

LIVING ROOM: The living area has laminate

flooring and bi Fold doors leading into the light and airy conservatory, which overlooks the rear garden area.

FIRST FLOOR LANDING: with doors leading to;

BEDROOMS: There are three bedrooms on the first floor, with the Master bedroom boasting an en suite, complete with shower cubicle, low level WC and wash hand basin.

BATHROOM: A modern family bathroom suite to include a paneled bath with mixer taps, wash hand basin and a low level WC.

OUTSIDE: There is a garage complete with light, power and overhead storage. To the rear is a pretty garden laid to lawn.



#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** **///stealthier. button. impaired Council Tax Band: D**

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 69 Mbps download and 16 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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. Photographs taken and details prepared April 2024. . 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

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.



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