



**West Street**

Dunster, TA24 6SN

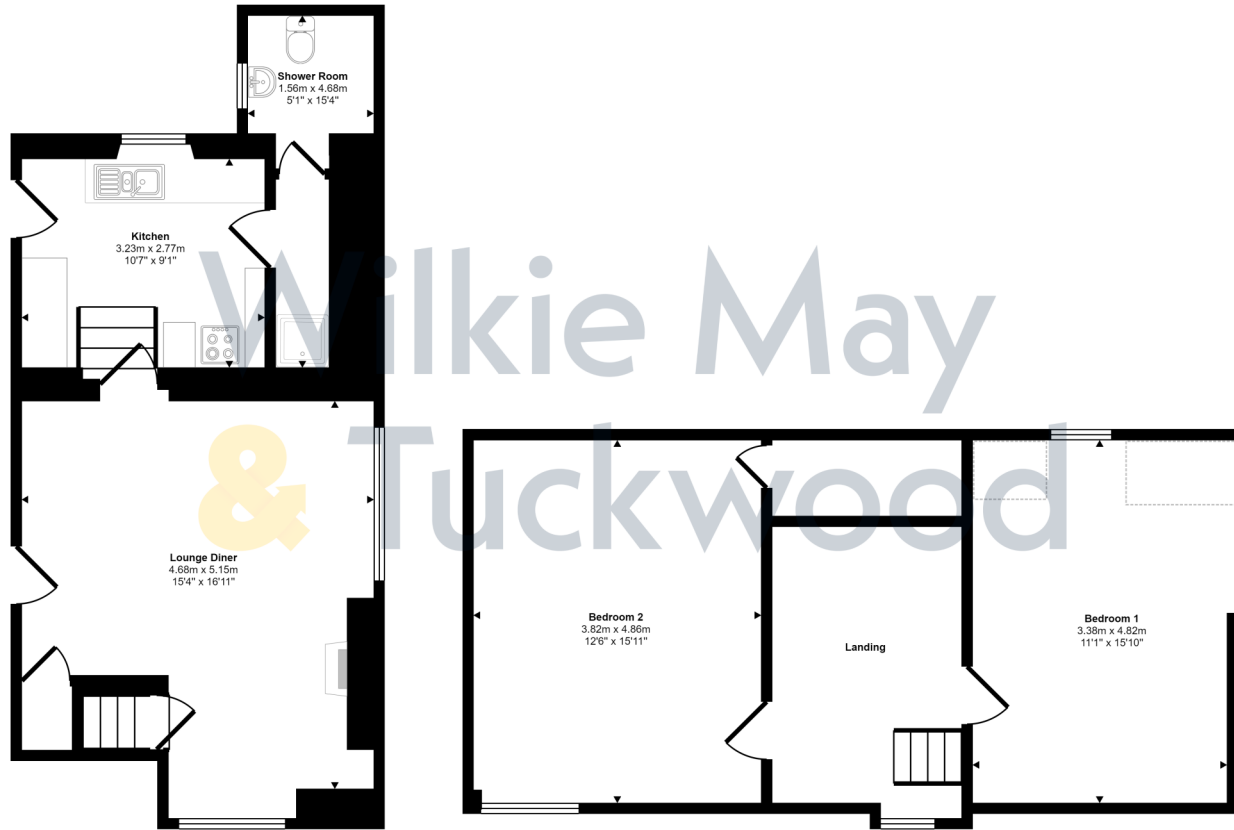
Price £310,000 Freehold

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**Wilkie May  
& Tuckwood**


# Floor Plan

Approx Gross Internal Area  
92 sq m / 988 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft

First Floor  
Approx 49 sq m / 530 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

A very attractive two double bedroom Grade II listed semi-detached thatched cottage situated in the heart of the sought-after Exmoor National Park village of Dunster.

Located close to lovely walks over Dunster Deer Park and along pretty winding lanes to Wootton Courtenay, this delightful cottage is also within easy reach of two popular hostleries, a popular restaurant and not far away from the High Street with its choice of cafes, restaurants and shops thus making it a perfect holiday let or cosy home. Dunster also benefits from a doctor's surgery and is on the bus route to Minehead, Taunton and further afield.

Although there is no parking attached to this property, there is a car park at the bottom of Park Street which is within easy walking distance for which it is possible to obtain a resident's parking permit.

- Popular village location
- 2 bedrooms
- Pretty garden to the rear
- Retains many original features
- Close to local amenities



Wilkie May & Tuckwood are delighted to be able to offer this attractive village property.

The accommodation comprises in brief: entrance through front door into communal passageway giving access to numbers 27 and 29. Timber door into the good-sized sitting dining room with windows to the front and side with attractive window seat, original fireplace with timber mantel over, bread oven, exposed beams, understairs storage cupboard and door giving access to the stairs leading to the first floor. A door to the rear of the sitting dining room with steps lead down to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, spaces for cooker and fridge freezer, a window to the rear and door to the garden.

A door from the kitchen leads through to the fitted shower room and on to a separate wc.

To the first floor there is a large landing area which has had plumbing installed so could be reconfigured to provide an upstairs

bathroom (subject to planning approval) or used as an occasional third bedroom. Bedroom one is a double aspect room with windows to the side and rear affording lovely views towards the Deer Park, exposed elm floorboards and exposed beams. Bedroom two has an aspect to the front, exposed elm floorboards and exposed beams. Both rooms have some restricted head height.

Outside to the rear there is a delightful enclosed garden bordered by the mill leat leading to the Dunster Watermill. There is a cobbled area immediately outside the kitchen leading to a raised patio area, raised flower beds and a further raised seating area bordering the leat with gated access to the leat.

AGENTS NOTE: There is a flying freehold over the top of the communal passageway.



### 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 and mains drainage.

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

**Property Location:** [///rank.noun.talkers](http://rank.noun.talkers) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is no mobile coverage. The maximum available broadband speeds are 43 Mbps download and 8 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 August 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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