



Plot 40

Castle Fields, Dunster, Somerset, TA24 6PH

**WILKIE MAY
& TUCKWOOD**

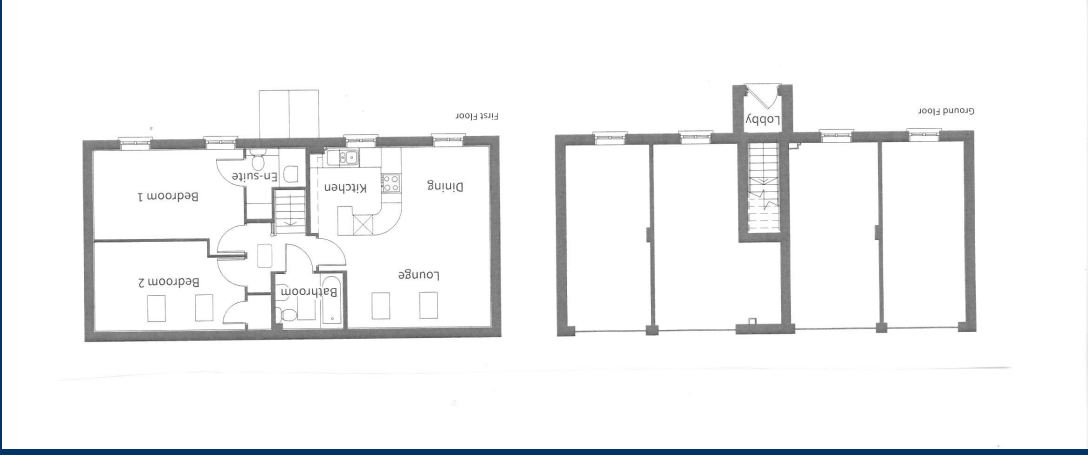
A brand new, two bedroom detached Coach House with single garage and parking space being constructed by local developer, Strongvox Homes on the outskirts of the sought after West Country village of Dunster.

DESCRIPTION: Plot 40, the Carrick is a brand new two bedroom detached coach house with single garage and one parking space being constructed by local developer, Strongvox Homes on the outskirts of the sought after West Country village of Dunster.

The accommodation is arranged on the first floor and comprises Entrance Hall with door into an open plan Lounge/Kitchen/Dining Room. The kitchen area will be fitted with high quality stainless steel appliances and a number of base and wall units.

There are also two Bedrooms with the master Bedroom benefiting from an en-suite Shower Room and a fitted Bathroom.

Outside the property has a single garage with an additional off road parking space.



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 or warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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. **8. Financial Evaluation** As 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.

ACCOMMODATION (all measurements are approximate)

LOUNGE/KITCHEN/DINING ROOM

18'1" (5.51m) x 18'2" (5.55m)

BEDROOM ONE 15'2" (4.63m) x

8'11" (2.73m) **EN-SUITE SHOWER ROOM**

BEDROOM TWO 15'2" (4.63m) x

8'11" (2.73m)

BATHROOM 6'10" (2.09m) x 5'7" (1.7m)

Plot 40 Castle Fields, Dunster, Minehead, Somerset TA24 6PH

£187,500

GENERAL REMARKS AND STIPULATION

Tenure: TBA

Council Tax Banding: TBA

Energy Rating: TBA



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