



9 ORCHARD WAY

Mosterton, DT8 3LT

No Onward Chain £400,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A substantial four bedroom detached house in the popular village of Mosterton. In need of cosmetic refurbishment but offering spacious accommodation with much potential. There is off street parking on the driveway and the added benefit of an integral garage.

## Situation

The local area\*  
 2.3 x miles – Crewkerne (with train line to Waterloo & a Waitrose)  
 3.3 x miles – Beaminster Square  
 10 x miles – Bridport (+ 1.3 miles to The Jurassic Coastline)

## The local area

Mosterton is one of the few remaining villages which still boasts a variety of amenities including: a large village shop with deli and locally sourced produce, sought-after C of E primary school, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year.

## Local Authority

Dorset Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Good Sized entrance hallway with stairs rising to the first floor and doors to the sitting room and kitchen

## Sitting Room

17'11" × 11'10" (5.46m × 3.61m)

A spacious room with an open fire.

## Kitchen/Diner

18'0" × 11'3" (5.51 × 3.45 )

Positioned at the rear of the house overlooking the garden, there is ample room for a dining table, whilst the kitchen is well fitted with a door to the utility room

## Utility

8'9" × 5'8" (2.69 × 1.75)

Accessed directly from the kitchen with a door to the garden and access to the garage. There is plumbing and space for a washing machine and dryer. The oil fired boiler is wall mounted and there is a basin in one corner.

## WC

With WC and wash basin

## Upstairs

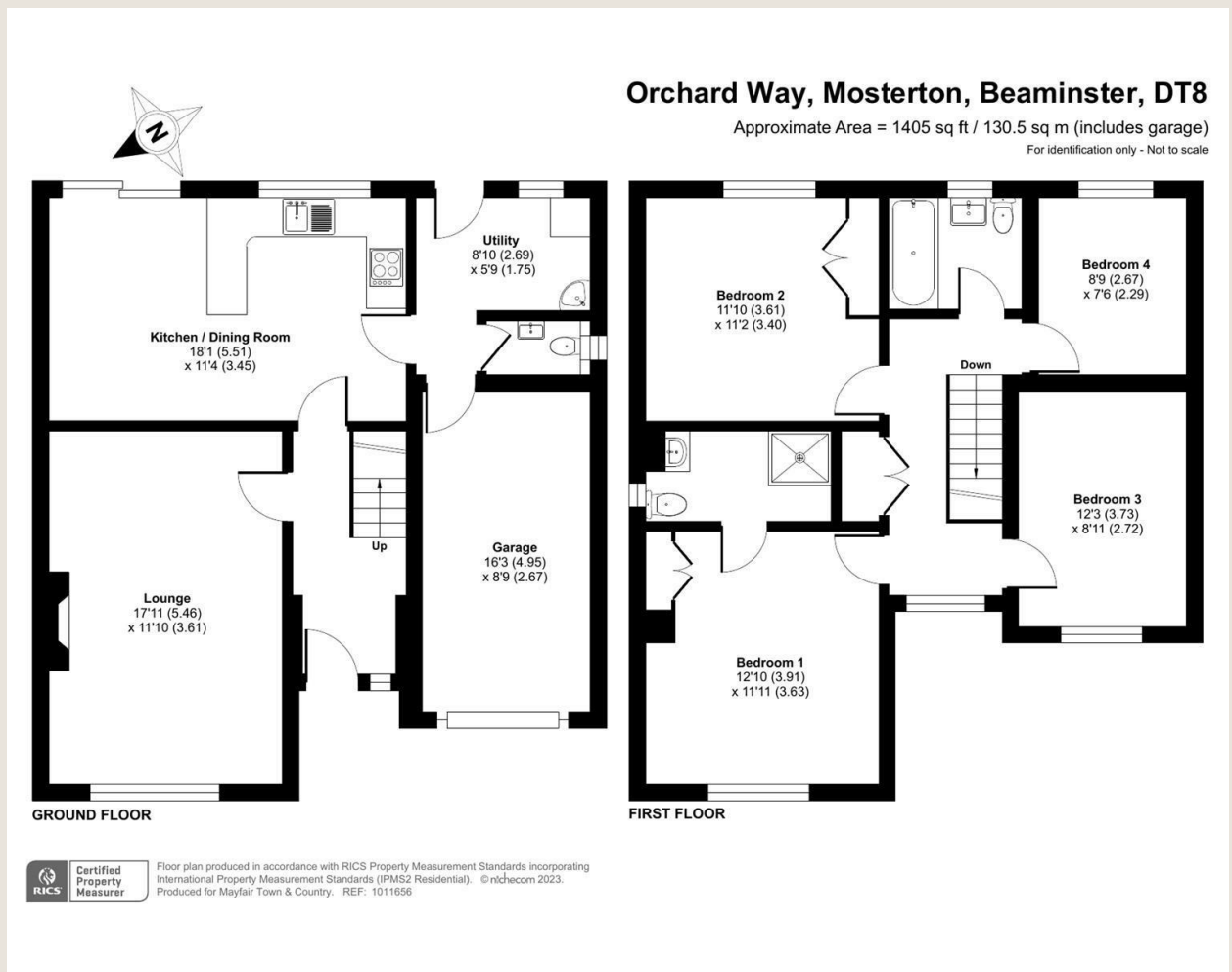
Are four bedrooms and a family bathroom. The master bedroom is ensuite with a walk-in shower. There are fitted wardrobes to the master bedroom and bedroom 2.

## Garden

The rear garden is enclosed, mainly laid to lawn with a pedestrian gate to one side. The oil tank is in one corner nearest the utility room.

## Parking

There is parking on the drive for one car as well as a single garage with up and over door.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

