



OLD COURT BUNGALOW

Misterton, TA18 8LS

Price Guide £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming detached bungalow located in Misterton, Crewkerne, set in a walled garden which was previously part of the historic Henley Manor. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, this bungalow offers a comfortable and inviting living space. One of the standout features of this property is the convenient parking space available for up to three vehicles, ensuring you and your guests never have to worry about finding a spot. Additionally, the annexe provides a versatile space that can be used as a guest suite, home office, or hobby room - the possibilities are endless. Step outside into the walled garden, a tranquil oasis where you can unwind and enjoy the outdoors in privacy. Whether you have green fingers or simply enjoy al fresco dining, this garden offers a peaceful retreat from the hustle and bustle of everyday life.

Situation

Crewkerne, 1.5 / Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

The local area

Situated in Misterton, a stones throw from Crewkerne, which is an active market town, offering a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (to London Waterloo) is available from the town's station is within walking distance.

Local Authority

South Somerset Council Tax Band: E
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Living Room

Dual aspect ,fireplace with wood burner ,book shelving and archway to dining room.

Dining Room

A lovely dining room space able to accommodate a large dining room table, bi-folding doors open to garden room.

Garden Room

Two electric radiators and doors opening on to garden.

Kitchen

Range of cupboards, sink unit, double oven, hob and extractor fan. Work surfaces and splashbacks.

Utility Room

Oil fired boiler, plumbing for dishwasher and washing machine. Door to garden.

Bedroom 1

A generous double bedroom, range of wardrobes, windows overlook garden.

Bedroom 2

A double bedroom, window to the rear, door leading to en suite.

En Suite Shower Room

Suite comprising shower cubicle, hand basin and low level w/c.

Bathroom

Suite comprising panelled bath, hand basin and low level w/c.

Outside

Shared driveway leading to parking/turning area and triple garage. There is a small area of garden adjacent to the parking area, which has a variety of fruit trees.

The Annexe

Sitting/Dining Room/Kitchen

Kitchen area with tiled floor, range of cupboards and drawers, double bowl sink unit with mixer tap. Fitted oven, hob and extractor fan.

Two velux roof lights and electric radiator.

Shower Room

Suite comprising shower cubicle ,low level w/c, hand basin and tiled floor.

Bedroom

Electric radiator, a range of fitted wardrobes, window to the front.

Walled Gardens

The bungalow is surrounded by characterful walled gardens which are a splendid feature and include lawns, terraces ,well stocked shrub/flower beds and summer house (which has power connected), a wonderful ornamental stone feature, wooden structure covered in wisteria, beautiful plants and shrubbery surrounding the house.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating to the bungalow.
- Shared septic tank.
- The annexe (and not the bungalow) did previously have some surface water ingress and vendors have taken steps to alleviate this problem.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

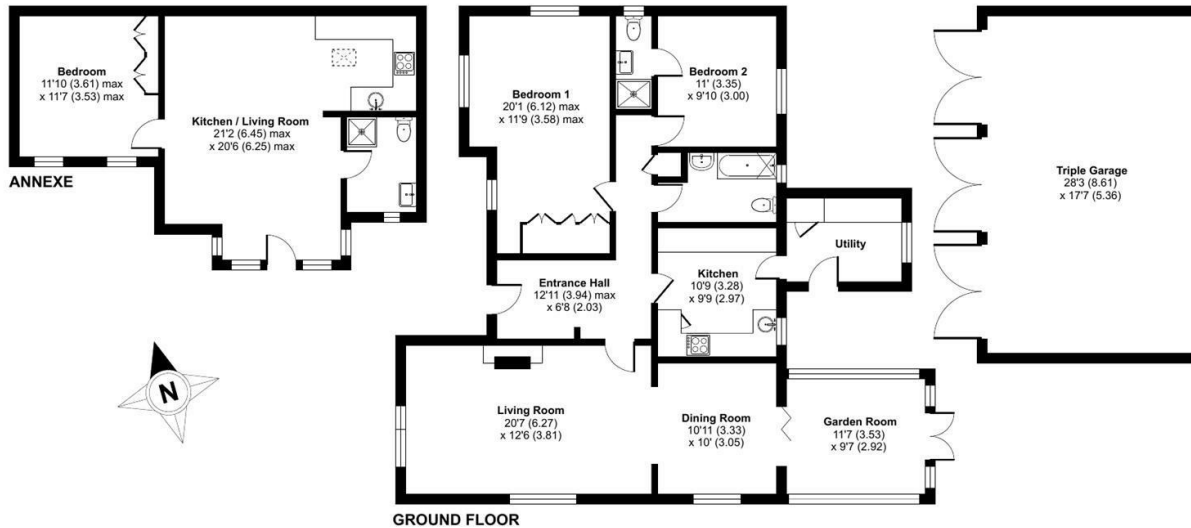
Flood Information:

flood-map-for-planning.service.gov.uk/location

Henley Road, Misterton, Crewkerne, TA18

Approximate Area = 1260 sq ft / 117 sq m
Garage = 501 sq ft / 46.5 sq m
Annexe = 538 sq ft / 49.9 sq m
Total = 2299 sq ft / 213.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1168212.



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

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beaminstert@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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)

