



Packers Way, Misterton, Crewkerne TA18 8NY



welcome to

Packers Way, Misterton

This four bedroom detached family house is situated in a sought after area in the popular village of Misterton. The property offers well laid out accommodation as well as an enclosed rear garden, single garage and driveway parking.



Ground Floor

Entrance Hall

Double glazed door to front. Radiator.

Cloakroom

Double glazed window. Fitted with a WC and vanity wash hand basin. Part tiled. Radiator.

Living Room

18' 2" x 11' 11" max into bay (5.54m x 3.63m max into bay)
Side aspect double glazed bay window. Side aspect double glazed window. Fitted carpet. TV Point. Telephone point. Radiator.

Kitchen / Diner

18' 3" x 7' 9" (5.56m x 2.36m)
Dual aspect room with double glazed windows to front and side. Double glazed door to side. Fitted with a range of base and wall units. Work surfaces incorporating a sink and drainer. Built-in eye-level electric double oven and hob with cooker hood over. Boiler. Radiator.

First Floor

Landing

Airing cupboard. Access to loft. Fitted carpet. Radiator.

Bedroom 1

10' 6" x 10' 5" max (3.20m x 3.17m max)
Side aspect double glazed window. Fitted carpet. Radiator.

Bedroom 2

9' 5" x 8' 1" (2.87m x 2.46m)
Side aspect double glazed window. Fitted carpet. Radiator.

Bedroom 3

8' 7" x 8' 1" (2.62m x 2.46m)
Side aspect double glazed window. Fitted carpet. Radiator.

Bedroom 4

10' 7" x 7' 7" max (3.23m x 2.31m max)
Side aspect double glazed window. Radiator.

Bathroom

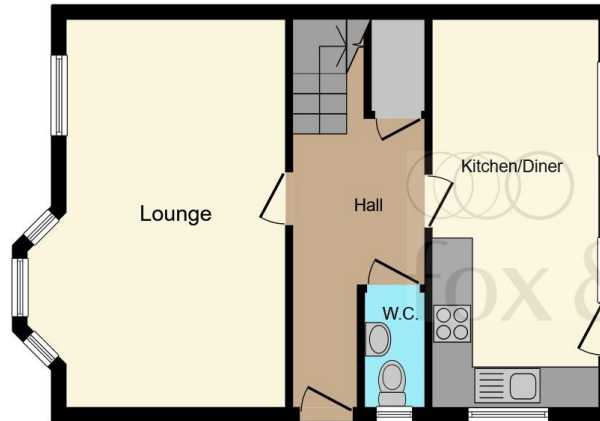
6' 4" max x 5' 6" (1.93m max x 1.68m)
Front aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, vanity wash hand basin and WC. Tiled walls and floor. Extractor fan. Towel heater.

Outside

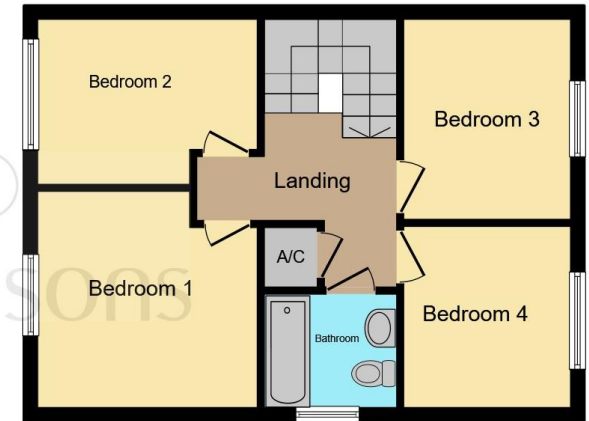
At the front there is an area of garden laid to lawn with a pathway leading to the front door. A driveway provides parking and leads to the single garage. The enclosed rear garden is initially laid to decking leading on to a lawn.

Garage

With up-and-over door, and personal door to garden.



Ground Floor



First Floor

Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/CRK105869



welcome to

Packers Way, Misterton

- Detached House
- Four Bedrooms
- Kitchen / Diner
- Enclosed Rear Garden, Garage and Driveway Parking
- Popular Village Location
- Council Tax Band: D

Tenure: Freehold EPC Rating: C

£350,000



directions to this property:

From Fox & Sons Crewkerne office head south along Market Street bearing left onto South Street. Continue on this road until you reach Misterton. Proceed into the village and turn left into Silver Street (opposite the primary school). Take the next turning right into Packers Way where the property will be found denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105869



Property Ref:
CRK105869 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk