



**Stonesfield, Haselbury Plucknett, Crewkerne TA18 7QL**





**welcome to**

**Stonesfield, Haselbury Plucknett**

A great opportunity to purchase this 70% Shared Ownership house situated in this popular village. The well presented accommodation briefly comprises entrance hall, cloakroom, living room, kitchen, two bedrooms and bathroom. Outside there is an enclosed rear garden and two allocated parking spaces.



## Ground Floor

### Entrance Hall

Double glazed door to front. Fitted carpet. Telephone point. Storage heater.

### Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Space and plumbing for washing machine and tumble dryer. Extractor fan.

### Living Room

15' 8" x 15' 7" max ( 4.78m x 4.75m max )  
Dual aspect room with double glazed windows to front and rear. Double glazed door to rear. Under stairs cupboard. Fitted carpet. TV and telephone point. Two storage heaters.

### Kitchen

11' 3" max x 7' 11" ( 3.43m max x 2.41m )  
Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space for cooker with cooker hood over. Space and plumbing for dishwasher.

## First Floor

### Landing

Front aspect double glazed window. Airing cupboard. Access to loft. Fitted carpet. Storage heater.

### Bedroom 1

15' 7" x 9' 6" ( 4.75m x 2.90m )  
Front and rear aspect double glazed windows. Fitted carpet. TV and telephone point. Storage heater.

### Bedroom 2

15' 7" x 9' 11" max ( 4.75m x 3.02m max )  
Front and rear aspect double glazed window. Fitted carpet. TV and telephone point. Storage heater.

### Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Electric towel heater.

## Outside

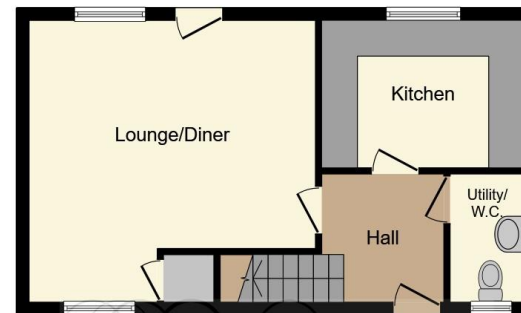
To the front of the house, the garden is laid to lawn. A gate at the side leads to the enclosed rear garden, which is mainly laid to lawn with a small patio area and outside tap.

## Parking

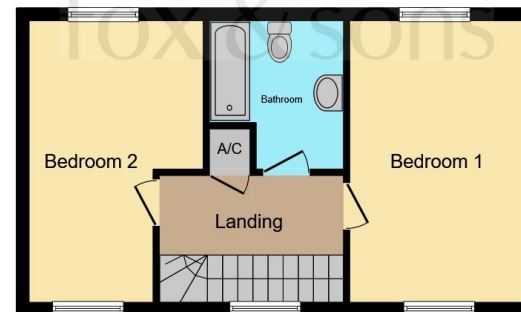
There are two allocated parking spaces at the rear.

## Agents Note

The lease is 125 years from 31 July 2006. A monthly rent of £218.80 is payable as well as a monthly insurance charge of £7.48.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## Stonesfield, Haselbury Plucknett

- Semi-Detached House
- Two Bedrooms
- 70% Shared Ownership
- Enclosed Rear Garden and Two Allocated Parking Spaces
- Popular Village Location
- Council Tax Band: B

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £143,500



Please note the marker reflects the postcode not the actual property

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