



Canons Cottage, Swan Hill, Haselbury Plucknett, Crewkerne TA18 7QT

welcome to

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A Grade II mid terraced character cottage set in the sought after village of Haselbury Plucknett. The accommodation briefly comprises entrance hall, living room, snug, kitchen/diner, three bedrooms and bathroom. Outside there is a good size rear garden.



Auctioneer's Comments

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Ground Floor

Entrance Hall

Single glazed door to front. Cupboard. Flagstone floor. Storage heater

Living Room

15' x 13' 10" max (4.57m x 4.22m max)
Front aspect single glazed window. Open fireplace. Feature beams. Wood floors. TV and telephone points.

Snug

11' 1" x 8' 10" (3.38m x 2.69m)
Front aspect single glazed window with window seat. Flagstone floor. Storage heater.

Kitchen / Diner

24' 10" x 9' 4" max (7.57m x 2.84m max)
Three rear aspect double glazed windows. Double glazed skylight to rear. Single glazed door to rear. Fitted with a range of base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Aga. Space and plumbing for washing machine. Feature beams. Tiled floor. Storage heater.

Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a panelled bath, shower cubicle, wash hand basin and WC. Extractor fan. Tiled floor. Towel heater.

First Floor

Landing

Rear aspect single glazed window. Access to loft. Fitted carpet.

Bedroom 1

15' 1" x 10' 3" (4.60m x 3.12m)
Front aspect single glazed window with window seat. Fitted wardrobe. Airing cupboard. Fitted carpet. Storage heater.

En Suite W C

Fitted with a WC and wash hand basin. Shaver point. Fitted carpet.

Bedroom 2

15' 4" x 9' 11" (4.67m x 3.02m)
Front aspect single glazed window. Vanity wash hand basin. Fitted carpet. Storage heater.

Bedroom 3

11' 6" x 8' 4" max (3.51m x 2.54m max)
Front aspect single glazed window. Wooden floor. Storage heater.

Outside

The good size enclosed rear garden is laid to lawn with shrub borders and a patio. Garden shed. Oil tank.



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



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Cottage
- Three Bedrooms
- Two Reception Rooms
- Grade II Listed
- Enclosed Rear Garden
- Council Tax Band: D

Tenure: Freehold EPC Rating: Exempt

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106160 - 0003

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01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk