



Conigar Claycastle, Haselbury Plucknett, Crewkerne TA18 7PB

welcome to

Conigar Claycastle, Haselbury Plucknett, Crewkerne

A detached three bedroom cottage set in the popular village of Haselbury Plucknett. The well presented accommodation includes living room with fireplace and woodburner, dining room, fitted kitchen, downstairs shower room and upstairs bathroom. Outside there is a good size garden and off road parking



Ground Floor

Entrance Porch

Double glazed door to front. Front and side aspect double glazed windows. Tiled floor.

Side Porch

Double glazed door to front. Side and rear aspect double glazed windows.

Living Room

27' 9" max x 12' max plus recess (8.46m max x 3.66m max plus recess)

Door to front. Two front aspect double glazed window with window seat. Log burner. Wall lights. Fitted carpet. Telephone point. Two radiators.

Dining Room

15' 3" max x 9' 1" max (4.65m max x 2.77m max)

Side aspect double glazed window. Under stairs cupboard. Single glazed doors to kitchen. Radiator

Kitchen

12' 1" plus door recess x 8' 9" (3.68m plus door recess x 2.67m)

Dual aspect room with double glazed windows to side and rear. Double glazed door to side. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and grill, and electric hob with cooker hood over. Integrated dishwasher and fridge/freezer. Pantry.

Utility Room

7' 11" x 6' 10" max (2.41m x 2.08m max)

Sink. Space and plumbing for washing machine and tumble dryer.

Shower Room

Fitted with a walk-in shower, wash hand basin and WC. Part tiled. Extractor fan. Towel heater.

Workshop

12' 9" max x 8' 6" max (3.89m max x 2.59m max)

Side aspect single glazed window. Single glazed doors to side. Power and light connected.

First Floor

Landing

Rear aspect double glazed window.

Bedroom 1

14' 7" max plus wardrobe x 12' 2" max (4.45m max plus wardrobe x 3.71m max)

Two front aspect double glazed windows. Fitted wardrobe. Fitted carpet. Radiator.

Bedroom 2

13' 3" max x 9' 8" (4.04m max x 2.95m)

Dual aspect room with double glazed windows to side and rear. Fitted wardrobe. Fitted carpet. Radiator.

Bedroom 3

12' 3" x 8' 3" plus recess (3.73m x 2.51m plus recess)

Front aspect double glazed window. Feature fireplace. Access to loft. Fitted carpet. Radiator.

Bathroom

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

Outside

At the side of the house the garden is laid to lawn with shrubs and trees, and a patio area. There is a greenhouse, garden shed and oil tank.

Office / Reception Room

18' 3" x 7' 1" max (5.56m x 2.16m max)

Double glazed skylight window to rear. Double glazed doors to front and side. Power and light connected.



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/CRK106123



welcome to

Conigar Claycastle, Haselbury Plucknett, Crewkerne

- Detached House
- Three Bedrooms
- Living Room And Dining Room
- Downstairs Shower Room And Upstairs Bathroom
- Garden And Driveway Parking
- Council Tax Band: E

Tenure: Freehold EPC Rating: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106123



Property Ref:
CRK106123 - 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