



Glenfield Bungalow



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Haselbury Plucknett, Crewkerne, Somerset, TA18
Crewkerne 2 miles. Crewkerne Railway Station 3 miles. A303
5.75 miles. Jurassic Coast 15 miles.

A three bedroom detached bungalow in need of modernisation located on the outskirts of this favoured village with pleasant gardens, off road parking and detached garage. EPC Band E.

- Edge of Village Location
- Entrance Conservatory
- Kitchen
- Pleasant Gardens
- Council Tax Band D
- In Need of Modernisation
- Sitting Room
- Three Bedrooms and Bathroom
- Parking and Detached Garage
- Freehold

Guide Price £350,000

SITUATION

Glenfield bungalow occupies a wonderful rural, yet accessible location, set within the small hamlet of Puddletown which lies on the western outskirts of the village of Haselbury Plucknett. The area has a range of services including a pub, primary school, churches and the village is connected to a bus service. The market town of Crewkerne is within 2 miles where an excellent range of shopping, recreational and scholastic facilities can be found including Waitrose supermarket, leisure facilities including an indoor swimming pool, together with a mainline railway station to Exeter and London Waterloo. The larger town of Yeovil with it's excellent commercial facilities is within 7 miles, the A303 is 5.75 miles and the Jurassic coastline is 15 miles.

DESCRIPTION

Glenfield bungalow was built in 1952 then extended in the 1980's. It is constructed principally of brick exterior elevations and contained beneath a tiled roof. Although the property is in need of general modernisation, it does benefit from double glazed windows with the exception of the entrance conservatory, together with oil fired central heating. The property comes to the market for the first time in over 70 years and although in need of general modernisation it allows the potential purchaser the ability to refurbish to their own specifications. It is set within pleasant gardens and has the benefit of off road parking and a detached single garage.



ACCOMMODATION

Glazed door leading to the entrance conservatory, which is glazed on two sides and is set beneath a polycarbonate roof. It has quarry tiled window sills together with loft access and a glazed door leading through to the sitting room, with a Parkray solid fuel fire on a quarry tiled hearth with adjoining coal hole. Windows on two aspects and two wall light points. Concertina door leading into the kitchen comprising a single drainer sink unit with taps over, adjoining worktops and range of floor cupboards and drawers. Window overlooking the rear garden and space and plumbing for washing machine and dishwasher. Door to the hallway with door to front and trap access to the roof void. Bedroom one with views from two aspects, tiled fireplace with recessed shelving and two wall light points. Bedroom two with tiled fireplace and window to front. Bedroom three with built in fitted wardrobes, dressing table with cupboards over and shower cubicle, window to rear. Bathroom comprising panelled bath, pedestal wash hand basin and low level WC. Airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving.

OUTSIDE

The property is approached over an initial shared driveway. A concrete drive leads to the detached single garage which is constructed principally of brick and contained beneath a tiled roof. It is approached through a metal up and over door and has a window to the rear. To the side of the bungalow is a lawned garden with various shrubs, bushes and trees with a small lawned garden to the rear and coalhouse, together with an external oil fired boiler. On the far side is a further lawned garden together with oil tank and a fine selection of shrubs, bushes and ferns, together with a magnificent Magnolia. The front garden is again laid to lawn with well clipped shrubs and bushes, together with a selection of climbing roses.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

SERVICES

Mains water and electricity are connected. Private drainage. Oil fired central heating.

Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom) The farmhouse is currently connected to Full Fibre Connection with 250 mbps and a ping of 7ms and the cabling is laid so that this could also be connected to the bungalow.

Mobile : EE, O2 and Vodafone (ofcom)

DIRECTIONS

From Yeovil take the A30 towards Crewkerne. Pass through the villages of West Coker and East Chinnock and continue past the turning to Haselbury Plucknett. After approximately 1 mile take the next turning sharp left signposted Haselbury Plucknett taking the first entrance drive on your right hand side. Continue up the drive whereupon Glenfield Bungalow will be seen on the left hand side.

FLOOD RISK STATUS

Low risk (environmental agency)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 242 sq ft / 22.5 sq m
 Total = 1353 sq ft / 125.7 sq m
 For identification only - Not to scale

Ground Floor

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1176574



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	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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