



Tremletts, North Street



# Tremletts, North Street

Haselbury Plucknett, Crewkerne, Somerset TA18 7RJ

Crewkerne and Train Station 3 miles. Yeovil 7.5 miles.

A modern three bedroom semi-detached stone and thatched cottage benefitting from off road parking and private gardens, within the heart of this popular village. EPC Band D

- Favoured Village
- Hallway and Cloakroom
- Kitchen
- Off Road Parking
- Freehold
- Close to the Somerset/Dorset border
- Lounge/Dining Room
- Three Bedrooms and Bathroom
- Gardens
- Council Tax Band C

Guide Price £295,000

## SITUATION

Tremletts is situated within the heart of this popular village, which lies close to the Somerset/Dorset border. The village benefits from a primary school, church and public house/restaurant. The neighbouring village of North Perrott has a farm shop and cafe. Crewkerne is within 3 miles where an excellent range of shopping, recreational and scholastic facilities can be found together with a mainline rail link to Exeter and London Waterloo.

## DESCRIPTION

Tremletts comprises a modern three bedroom semi-detached, stone and thatched cottage, benefitting from double glazed windows, along with LPG fired central heating. Although modern, the cottage enjoys a rustic feel, yet with all the modern conveniences. There is an attractive thatched porch, leading through to the hallway with cloakroom, good size lounge/dining room and a well fitted kitchen all on the ground floor. On the first floor, three bedrooms and a bathroom. Outside are attractive cottage gardens and the benefit of off road parking for three cars.



## ACCOMMODATION

Thatched canopy porch with wooden glazed door leading through to the entrance hallway, with stairs rising to the first floor. Cloakroom with low level WC and pedestal wash hand basin. Spacious lounge/dining room with views from two aspects including glazed french doors to the rear garden, brick fireplace on a brick hearth with wooden beam over, door to the kitchen which is well fitted and comprises; 1 1/4 bowl single drainer sink unit with mixer tap over, adjoining worktops, together with ceramic hob, with extractor hood over, electric oven and grill, fridge and freezer. Space and plumbing for washing machine and recessed store cupboard with electric sockets, glazed door to garden and door returning to the hallway.

Landing with thermostatic controls for the central heating. Store cupboard and trap access to the roof void, with gas boiler. Bedroom two with window overlooking the rear garden. Bedroom one with window overlooking the rear garden. Bedroom three with window overlooking the front garden and wardrobe with hanging rail and shelf. Bathroom comprising enamelled bath with shower over, vanity unit with inset wash hand basin with light/shaver socket over together with low level WC and obscure glazed window to front.

## OUTSIDE

The cottage is protected from the road by a stone retaining wall together with wrought iron railings and matching gate, with pathway leading to the front door. Outside courtesy light and small garden area with various shrub, bushes and trees, including Palm tree and pond. To the side of the property are the concealed gas bottles for the central heating, together with a gravelled driveway providing parking for three vehicles, along with a useful garden shed/store. The rear garden is fenced and walled giving much privacy with a paved patio, a selection of trees and a small patio area. Outside courtesy light and cold water tap.

## VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

## SERVICES

Mains water, electricity and drainage are connected.

LPG central heating

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

Mobile Availability: O2 and Vodafone (ofcom)

## DIRECTIONS

From Yeovil take the A30 west towards Crewkerne and after approximately 6 miles having passed through Est Chinnock, turn left into Hazelbury Plucknett onto the A3066 towards Bridport. After a short distance and before the village pub, Tremletts will be seen on the left hand side, clearly identified by our For Sale board.

## FLOOD RISK STATUS

Very 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.



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	56	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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