



8

Orchard Way, Misterton, Crewkerne, Somerset

8

Orchard Way
Misterton
Crewkerne
Somerset TA18 8NN

A charming three-bedroom, two-bathroom detached bungalow offers a fantastic opportunity to own a home in a highly sought-after village.



- Detached Bungalow
- Cul-De-Sac location
 - 3 Bedrooms
- Sitting/Dining Room
 - Fitted Kitchen
 - Conservatory
 - 2 Bathrooms
 - Garage
 - Gardens

Guide Price **£340,000**

Freehold

Beaminster Sales
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DWELLING

Three bedroom detached bungalow situated on the out-skirts of Misterton constructed in 1970's. The property has much to offer from its Three bedrooms, two bathrooms and two reception rooms. The bungalow has a modern fitted kitchen along with two high specification bathrooms. There are wrap around gardens along with a driveway and garage.

INTERNAL

The entrance porch features tiled flooring, a glazed door, and a side screen leading to the reception hall, which includes a radiator, a storage cupboard, and a hatch to the roof space.

The spacious dual-aspect sitting/dining room offers views over the front and side of the property, two radiators, a double-glazed door to the conservatory, and access to the kitchen.

The well-appointed kitchen is fitted with timber-effect worktops, cream cabinetry, and stainless steel door handles.

The UPVC double-glazed conservatory features wooden flooring, a radiator, and two doors leading to the garden.

There are three bedrooms, all equipped with radiators, with the main bedroom benefiting from an en-suite shower room. The property also includes a stylish bath/shower room with a white suite, featuring a panelled bath with a contemporary mixer tap, a close-coupled WC, wall tiling, recessed lighting, a coved ceiling, an extractor fan, a heated towel rail, and a large corner shower cubicle.

EXTERNAL

The front garden is beautifully laid to lawn, framed by well-kept borders and pathways, and enclosed by charming reconstituted stone walling, adding character to the property.

To the side and rear, the gardens continue the theme of open green space, featuring lush lawns, mature apple trees, and decorative gravelled borders. A detached workshop/shed provides a versatile space for storage or hobbies.

At the front, a private driveway offers convenient off-road parking and leads to a garage, complete with an electric up-and-over door and a personal access door for added practicality.

SERVICES

All mains services are connected

Broadband - Super Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

Somerset Council tax band : D

MATERIAL INFORMATION

There are no current granted planning applications within the

postcode which will affect the property, which we have been made aware of.

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

SITUATION

Misterton is a small village within the county of Somerset just north of the Dorset border surrounded by some of the loveliest countryside in the area. The village has a number of amenities including church, village hall, primary school, two public houses, garage/filling station, tennis club and within about one third of a mile is the main line station, (Exeter-Waterloo).

DIRECTIONS

Upon approaching Misterton from the Beaminster direction you will see The White Swan public house on your left hand side. Orchard Way is the next turning on the left hand side and no eight is the first property on the right-hand side denoted by a for sale board.



Orchard Way, Misterton, Crewkerne

Approximate Area = 1058 sq ft / 98.2 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 76 sq ft / 7 sq m

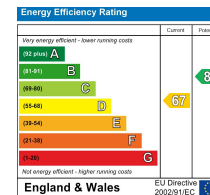
Total = 1264 sq ft / 117.2 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1059968



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