



1 WAVERLEY COTTAGE MIDDLE STREET

Misterton, TA18 8LX

Price Guide £200,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two-bedroom end of terrace cottage situated in a popular village location. The cottage has been updated with gas central heating, re-wired, mainly double glazed windows as well as a refitted kitchen & bathroom by the current owners. In brief the accommodation comprises sitting room with wood burner, dining room, rear lobby, kitchen and a bathroom, upstairs two double bedrooms. Outside there are steps up to gardens front and rear and on street parking. No onward chain.

Situation

Situated in Misterton but near Crewkerne, which is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station is within walking distance.

The local area

Yeovil, 10 miles / Taunton, 21 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

12'10" × 11'10" (3.91 × 3.61)

With a double glazed window to the front aspect and a window seat. Wood burner with stone surround, wall lights, radiator and a television point. Open into:

Dining Room

9'1" × 8'9" (2.77 × 2.67)

Under stairs storage cupboard, radiator, spotlights and stairs rising to the first floor.

Bathroom

With a double glazed window to the rear aspect. Suite comprising P shaped bath with shower over, low level WC, wash hand basin, radiator, shelving and tiling to all splash prone areas.

Kitchen

With windows to the rear aspect, a door to the front opening into the utility room and a rear door opening out into the garden. Fitted kitchen comprising base units with work surfaces over, sink/drain, space for range style gas cooker and fridge/freezer, radiator and tiling to all splash prone areas.

Utility Room

With a door to the front aspect. Wall mounted gas central heating boiler, space for washing machine and tumble dryer.

Landing

Access to the loft which is boarded and insulated.

Bedroom One

12'0" × 10'5" (3.66 × 3.18 (3.65 × 3.17))

With a double glazed window to the front aspect and a radiator.

Bedroom Two

10'0" × 9'4" (3.05 × 2.84)

With a double window to the rear aspect, over stair storage cupboard and a radiator.

Outside

To the front the garden is enclosed by a picket fence which partition the lawn and patio areas, shed and mature trees. To the rear the garden is terraced, flower borders and patio areas.

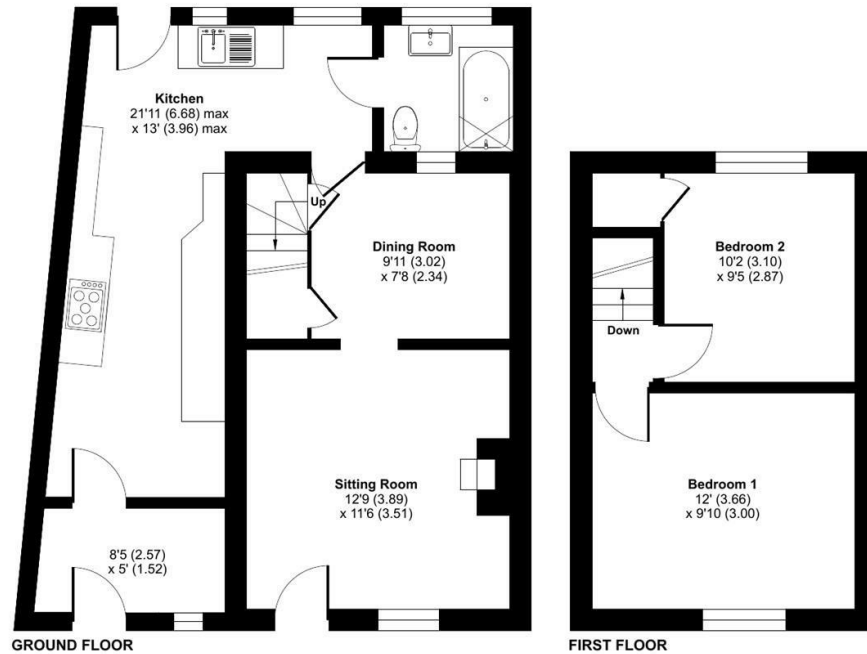
Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. Broadband speed - FTTC. Gas central heating has been installed by the current owners in August 2020 and last serviced in August 2023. A majority of the windows have been replaced in 2021. The property has been re-wired in September 2020. The property is in a conversation area, on street parking. The property is being sold with no onward chain.

Waverley, Middle Street, Misterton, Crewkerne, TA18

Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1107875



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

