



THE OLD POLICE HOUSE NORTH STREET

Haselbury Plucknett, TA18 7RL

Price Guide £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and spacious four bedroom detached home situated in the popular village of Haselbury Plucknett. The accommodation in brief comprises entrance hall, sitting room, kitchen/diner, study, utility room and cloakroom. Upstairs, master bedroom with en-suite, three further bedrooms and a bathroom. Outside the gardens are a lovely size and surround the property with a large driveway leading to the garage.

Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include a excellent restaurant/public house, two churches, a popular first school and pre-school all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities, along with good schooling, doctors and dentists surgeries. Mainline rail services (London – Waterloo 2½ hours) are available from the Crewkerne and Yeovil stations.

The local area

Yeovil, 8 miles / Taunton, 24 miles / Dorset Coast, 16 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor, under stairs storage area and a radiator.

Sitting Room

17'5 × 16'2 (5.31m × 4.93m)

With dual aspect windows to the front and side aspects, fireplace housing the multi-fuel stove and two radiators.

Study/Play Room

11'11 × 11'5 (3.63m × 3.48m)

With dual aspect windows to the front and side aspects and a radiator.

Kitchen/Dining Room

24 × 9'8 (7.32m × 2.95m)

With dual aspect windows to the side and rear aspects and patio doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage, space for cooker, dishwasher and fridge/freezer. Radiator, spotlights and tiling to all splash prone areas.

Utility Room

11'11 × 8'2 (3.63m × 2.49m)

With a window to the side aspect and a door opening out into the garden. A range of wall and base units with work surfaces over, single bowl sink. space for washing machine and tumble dryer and tiling to all splash prone areas.

Cloakroom

With a window to the rear aspect, low level WC and a corner wash hand basin with tiled splash backs.

Landing

Loft access, airing cupboard, doors into:

Master Bedroom

18'2 × 11'10 max (5.54m × 3.61m max)

With two windows to the front aspect and one to the rear, a radiator door into:

En-Suite Shower Room

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

Bedroom Three

13'2 × 9'9 (4.01m × 2.97m)

With windows to the rear and side aspects, storage area and a radiator.

Bedroom Two

13'11 × 10'7 (4.24m × 3.23m)

With two windows to the front aspects and a radiator.

Bedroom Four

10'7 × 9'8 max (3.23m × 2.95m max)

With a window to the front aspect, radiator and an over stairs storage cupboard.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower mixer tap, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside

To the front there is ample driveway parking which leads to the garage, a large lawned area and side gated access to the rear garden. To the rear the garden is a lovely size, mainly laid to lawn, raised borders, outside tap, log store, greenhouse, sheds, mature trees and backing onto fields.

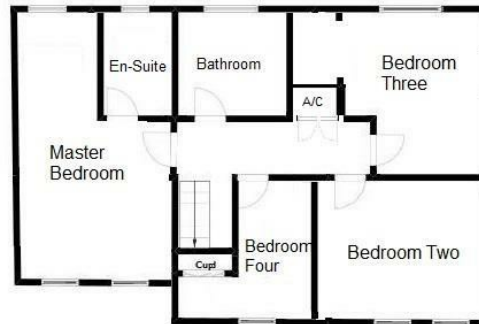
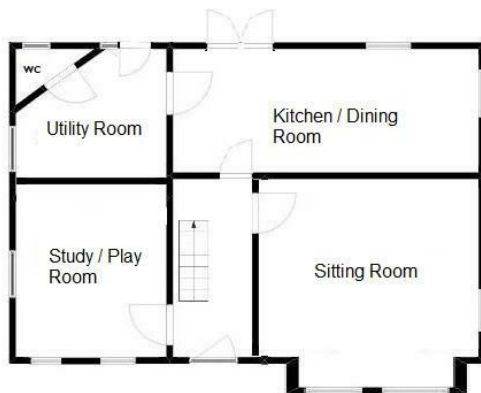
Garage

19'2 × 11'9 (5.84m × 3.58m)

Up and over door, window and side door to garden, light and power connected.

Agents Note

Council Tax Band - E. Mains water, drainage and electricity. Oil fired central heating. Broadband - Fibre Optic. New windows and doors installed 2021.



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)

