



**I RIDGWAY**

West Chinnock, TA18 7PY

**Price Guide £425,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well extended four bedroom semi - detached home situated in a popular village location. In brief the accommodation comprises entrance hall, sitting room, study, open plan kitchen/dining room, cloakroom and a utility room. Upstairs there are four bedrooms, ensuite to the master with a walk in wardrobe and a family bathroom. Outside there is ample parking leading to the garage and to the rear the garden is enclosed with pergola, summer house and store.

## Situation

Ridgway is situated in the heart of this popular village, with village pub and primary school just a short walk away. A short drive away is Crewkerne 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.

## The local area

Yeovil, 7.7 miles / Taunton, 22.8 miles / Dorset Coast, 17.6 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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

# PROPERTY DESCRIPTION

## Entrance Hall

11'2 × 5'11 (3.40m × 1.80m)

Stairs rising to the first floor and storage under.

## Sitting Room

20'7 × 12'10 (6.27m × 3.91m)

With windows to the front and the rear aspects. Two Radiators, built in shelving and fireplace housing wood burning stove, wood flooring.

## Study

8'5 × 7'3 (2.57m × 2.21m)

With a window to the rear aspect and wooden flooring.

## Conservatory

12'7 × 12'4 (3.84m × 3.76m)

Built of uPVC construction, windows and French doors opening out into the garden. Tiled flooring with underfloor heating.

## Open Plan Kitchen/Dining Room

17'11 × 17'5 max (5.46m × 5.31m max)

With windows to the front aspect and Bi-fold doors opening out into the conservatory. Fitted kitchen comprising wall and base units, drawers and granite work surfaces over. Sink/drain, built in dishwasher, space for electric range style cooker with extractor fan over, space for American style fridge/freezer, radiator, spotlights and tiling to all splash prone areas.

## Utility Room

6'10 × 4'10 (2.08m × 1.47m)

With a window to the rear aspect, a range of wall and base units, work surfaces, stainless steel sink/drain, space for washing machine, tumble dryer and tiling to all splash prone areas.

## Cloakroom

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

## Landing

Access to the loft and doors into:

## Master Bedroom

18'7 × 12'4 max (5.66m × 3.76m max)

With windows to the front and side aspects with far reaching views, a radiator doors to:

## Walk In Wardrobe

8'2 × 4'3 (2.49m × 1.30m)

## En-suite

12'10 × 7'9 (3.91m × 2.36m )

With a window to the rear aspect. Suite comprising shower cubicle, free standing bath, low level WC, two wash hand basins with storage unit, heated towel rail and tiling to all splash prone areas.

## Bedroom Two

11'10 × 8'11 (3.61m × 2.72m)

With a window to the rear aspect, radiator and wooden flooring.

## Bedroom Three

10'7 × 9'4 plus door recess (3.23m × 2.84m plus door recess )

With a window to the front aspect, radiator, wooden flooring and an airing cupboard.

## Bedroom Four

9'5 × 7'4 including the stair boxing (2.87m × 2.24m including the stair boxing)

With a window to the front aspect, radiator and wooden flooring.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, spotlights, heated towel rail, wooden flooring and tiling to all splash prone areas.

## Outside

To the front there is ample driveway parking leading to the large garage. To the rear the garden is enclosed, lawn area, large patio with pergola, flower borders, steps lead to a pond and decking leading to the:

## Summer House

11'2 × 9'6 (3.40m × 2.90m)

Double glazing, light and power.

## Store

9 × 3'1 (2.74m × 0.94m)

Light.

## Large Garage

27 × 10'3 (8.23m × 3.12m)

With a window to the rear aspect, pedestrian door to the garden and electric roller door to the front. Oil fired gas central heating boiler.

## Agents Note

Council Tax Band - C. Mains water, electricity and drainage. Oil fired central heating. The works were complete for the two storey extension in 2007.



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)

