



20 PACKERS WAY

Misterton, TA18 8NY

Price Guide £276,450

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi - detached bungalow located in a popular village location. The property is situated on the level and in brief the accommodation comprises entrance hall, kitchen, conservatory, sitting room, two bedrooms and a bathroom. The garden is enclosed and on three sides and driveway parking leads to the garage. Offered with 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, 9 miles / Taunton, 19 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: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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

Airing cupboard, internal door to garage and a radiator.

Sitting Room

17'6 × 13'10 (5.33m × 4.22m)

With a window to the front aspect, radiator, wall lights and a feature fireplace.

Kitchen

10'9 × 9'1 (3.28m × 2.77m)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for washing machine, cooker and under counter fridge. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

Conservatory

9'10 × 8'5 (3.00m × 2.57m)

Built of uPVC constructions, windows and a door to the side opening out onto the garden.

Bedroom One

15'3 × 8'10 (4.65m × 2.69m)

With a window to the rear aspect, coving and a radiator.

Bedroom Two

14'8 × 7'11 (4.47m × 2.41m)

With a window to the rear aspect, coving and a radiator.

Bathroom

With a window to the side aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin and tiling to all splash prone areas.

Garage

16'6 × 8'9 (5.03m × 2.67m)

Up and over door, light and power.

Outside

To the front and side the garden is laid to shingle for ease of maintenance, a paved path leads to the side door. A pedestrian gate leads to a further side garden, laid to lawn, flower borders and a patio area to the rear.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

01460 74200

crewkeme@mayfairproperties.net

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)

