



BERIDENE LOWER STREET

West Chinnock, TA18 7PT

Price Guide £435,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom detached bungalow situated in a popular village location. The property has been tastefully updated throughout and benefits lovely gardens surrounding, oil fired central heated, ample driveway parking and a garage. In brief the accommodation comprises entrance porch, entrance hall, sitting room, large kitchen/dining room, three bedrooms, ensuite and a bathroom.

Situation

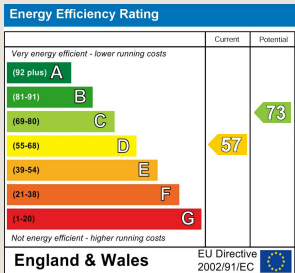
West Chinnock is an attractive village set in undulating Somerset countryside about 4 miles from Crewkerne and 7 from Yeovil. The village offers primary school, church and public house whilst town amenities are available at Yeovil and Crewkerne.

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: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Porch

Double glazed door into:

Entrance Hall

With a window to the side aspect double glazed. Double storage cupboard, loft access, coving, storage housing with plumbing for washing machine.

Sitting Room

17'8" × 11'8" (5.38 × 3.56)

With windows to the front as side aspect double glazed. Hamstone fireplace with wood burning stove, radiator, television point, coving and an arch into:

Kitchen/Dining Room

With windows to the rear and side aspects double glazed, single and patio doors opening out into the garden. Fitted kitchen comprising a range of wall and base units, drawers and work surfaces over. Integrated electric oven, hob and a cooker hood over. Integrated dishwasher and space for fridge/freezer. Sky lights, radiator and splashbacks to splash prone areas.

Bedroom One

12'6" × 11'4" (3.81 × 3.45)

With a window to the front aspect double glazed. Radiator, coving and a built in wardrobe.

Ensuite

Suite comprising large shower cubicle, low level WC, wash hand basin with vanity inset, heated towel rail, extractor fan and tiling to all splash prone areas.

Bedroom Two

11'4" × 10'7" (3.45 × 3.23)

With a window to the rear aspect double glazed. Radiator and coving.

Bedroom Three

10'7" × 9'9" (3.23 × 2.97)

With a window to the side aspect double glazed. Radiator, coving and a built in wardrobe.

Bathroom

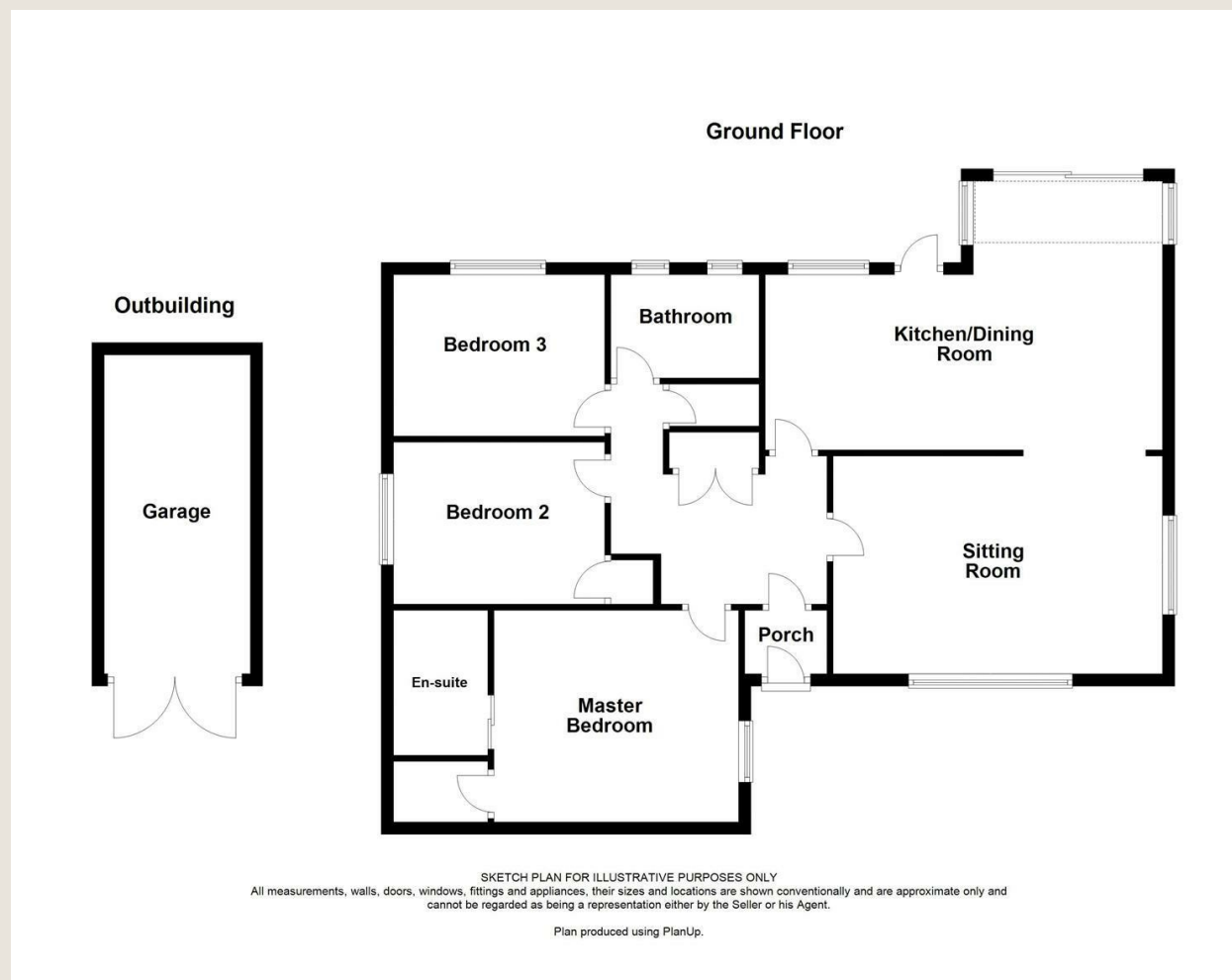
With two windows to the rear aspect double glazed. Suite comprising bath, low level WC, wash hand basin with vanity inset, heated towel rail and tiling to all splash prone areas.

Outside

To the front the garden is mainly laid to lawn, mature trees and a gravelled driving offering ample parking leading to the garage. To the rear the garden is fully enclosed offers a good degree of privacy, mainly laid to lawn, shed and patio abutting the rear of the property.

Agents Note

Council Tax Band - E. Mains water, drainage and electricity. The oil fired central heating boiler was installed in 2018. The electrics were last tested in December 2020.



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

01460 74200

crewkerne@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)

