



THE BRAMLEYS PUDDLETOWN

Haselbury Plucknett,, TA18 7NZ

Price £535,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented four-bedroom detached home situated in a popular village location. The property has been tastefully decorated throughout, offers spacious accommodation, landscaped gardens and stunning view to the rear over countryside. The accommodation in brief comprises entrance hall, cloakroom, kitchen/breakfast room, utility room, dining room, large sitting room and a conservatory. Upstairs there are four bedrooms, ensuite to the master and a family bathroom. Outside there is ample driveway parking which leads to the garage.

Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include an 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

Council Tax Band: F
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		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Entrance Hall

With a window to the front aspect double glazed, window shutters. Tiled floor, radiator, under stairs storage cupboard, coving and stairs rising to the first floor.

Cloakroom

With a window to the front aspect double glazed, window shutters. Low level WC, wash hand basin with tiled splash backs, coving and tiled flooring.

Utility Room

Base units, stainless steel sink/drainer, space for washing machine and tumble dryer, extractor fan, tiled floor, radiator and a door leading to the garage.

Kitchen/Breakfast Room

12'7" × 11'0" (3.84 × 3.35)
With windows to the front and side aspects double glazed, window shutters. Fitted kitchen comprising wall and base units, drawers and quartz work surfaces over, one and a half bowl sink/drainer. Integrated dishwasher, induction hob with extractor fan over and a double oven. Space for american style fridge/freezer. Radiator, tiled floor, coving, radiator, and tiling to all splash prone areas.

Dining Room

10'5" × 9'4" (3.18 × 2.84)
With doors to the rear opening out onto the conservatory, radiator, coving and an arch to the sitting room.

Conservatory

10'6" × 9'9" (3.20 × 2.97)
Built of uPVC construction, windows to the rear and side aspects and french doors opening out onto the garden. Tiled floor, radiator and a greenspace roof which was installed in 2017.

Sitting Room

19'0" × 14'1" (5.79 × 4.29)
With windows to the rear and side aspects double glazed, window shutters. Woodburning stove with red brick surround and a flag stone hearth, radiator, coving, laminate floor and wall lights.

Landing

With a window to the rear aspect double glazed. Radiator, airing cupboard with shelving and radiator and access to the loft which has a ladder, light and is partially boarded.

Bedroom One

13'11" × 10'8" (4.24 × 3.25)
With a window to the rear aspect double glazed and windows shutters. Views across countryside, built in wardrobe and a radiator.

Ensuite

With a window to the side aspect double glazed. Suite comprising double shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail, spotlights and tiling to all splash prone areas.

PROPERTY DESCRIPTION

Bedroom Two

10'3" × 9'7" (3.12 × 2.92)

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

Built in wardrobe and a radiator.

Bedroom Three

11'1" × 9'5" (3.38 × 2.87)

With a window to the front aspect double glazed, window shutters. Built in

wardrobe and a radiator.

Bedroom Four

8'11" × 6'10" (2.72 × 2.08)

With a window to the rear aspect double glazed. Views across countryside, radiator and a telephone point.

Bathroom

With a window to the side aspect double glazed. Suite comprising P-shaped bath with shower over, low level WC, wash hand basin, bidet, heated towel rail, spotlights, extractor fan and tiling to all splash prone areas.

Garage

18'4" × 8'11" (5.59 × 2.72)

With a window and door to the rear aspect double glazed. Electric up and over door. Loft access which is partially boarded, combi oiled fired central heating boiler which was installed in May 2015.

Outside

To the front there are double gates, ample driveway parking, a lawned area, flower borders, hedging and a path leading to the front door. To the rear the garden is beautifully landscaped, fully enclosed, mainly laid to lawn, flower borders, decking, a summer house, shed and patio. The gardens backs on to fields with stunning views.

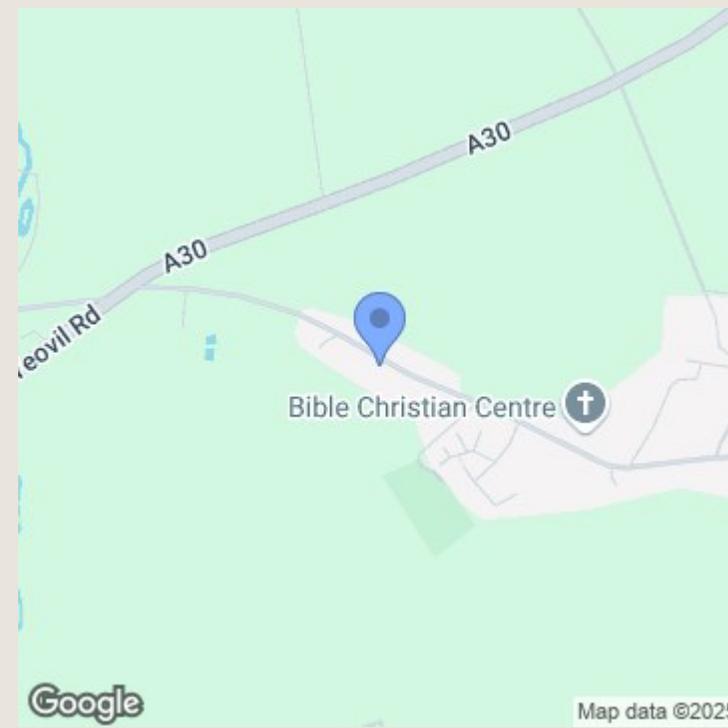
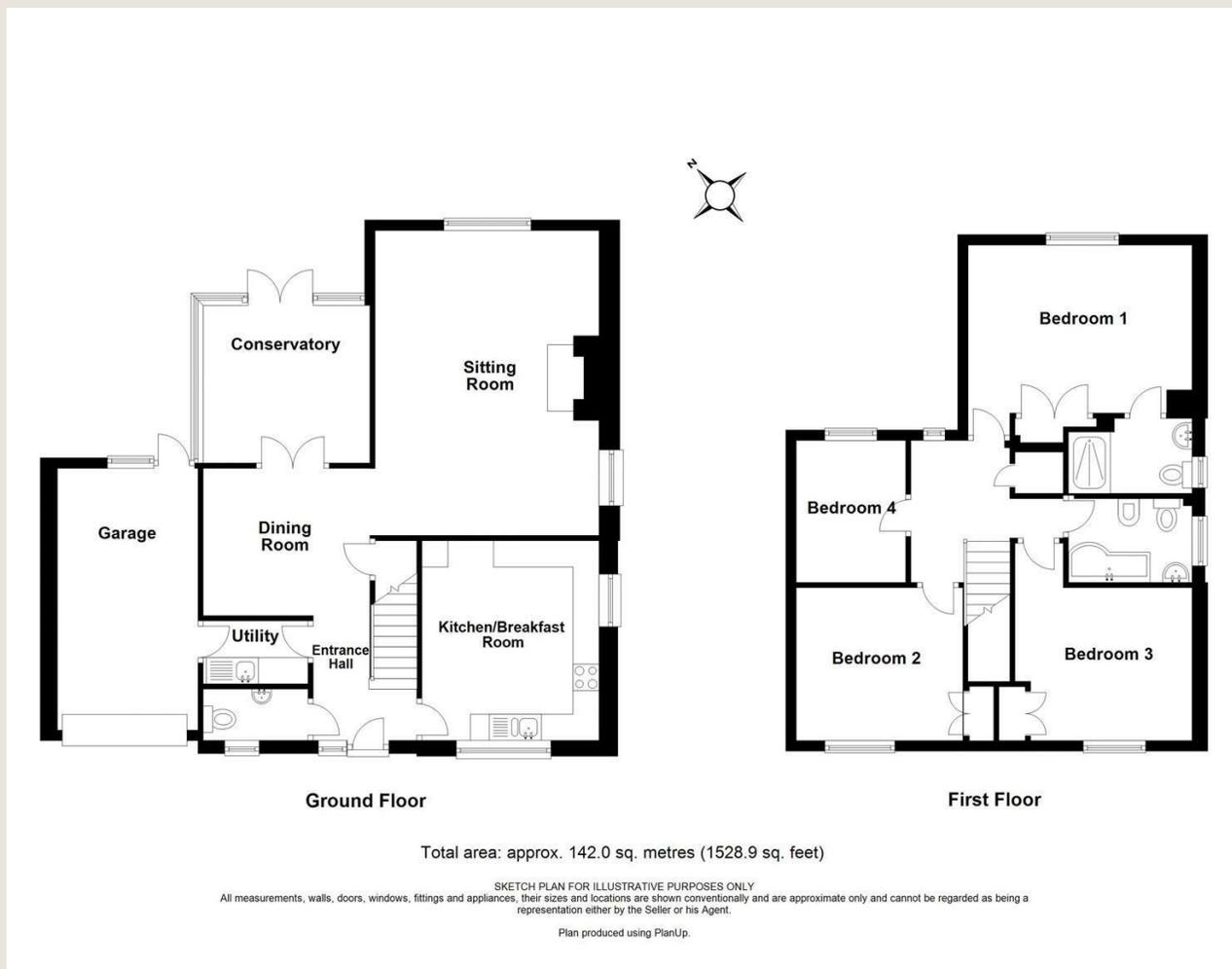
Agents Note

Council Tax Band - F. Mains water, drainage and electricity. Oil fired central heating which was last serviced in July 2024.









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

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IMPORTANT NOTICE

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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.
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