RUSSET COTTAGE NORTH STREET

Haselbury Plucknett, TA18 7RP

Price Guide £310,000

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PROPERTY DESCRIPTION

A three bedroom semi-detached home situated in a popular village location. The property was built in 2008 and in brief the accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room and conservatory. On the first floor, three bedrooms, ensuite to the master bedroom and family bathroom. To the rear the garden is a lovely size and there is one allocated parking space in the open barn and one in the driveway.

Situation

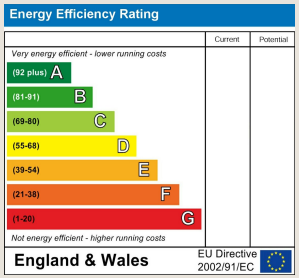
Haselbury Plucknett pretty village, which has an active community. Village facilities include a excellent restaurant/public house, two churches, a popular first school and pre-school all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring 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

Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating:



PROPERTY DESCRIPTION

Entrance Hall
With a window to the side aspect, stairs rising to the first floor and a radiator.

Cloakroom
Suite comprising low level WC, wash hand basin, radiator, extractor fan and a radiator.

Sitting Room
13'8" x 13'1" (4.19 x 4.00)
With a window to the front aspect, electric fireplace and a radiator. Double doors into:

Kitchen/Dining Room
5.02 x 3.73 max (1.52m.0.61m x 0.91m.22.25m max)
With a window and french doors to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Belfast sink, electric oven, hob with extractor over, dishwasher, fridge/freezer and space for washing machine. Spotlights, radiator and tiling to all splash prone areas.

Conservatory
11'1" x 9'3" (3.38 x 2.83)
Built pf uPVC construction, windows and french doors to the side opening out into the garden. Spotlights and underfloor heating.

Landing
With a window to the side aspect, access to the loft and a storage cupboard.

Bedroom One
11'9" x 9'11" (3.59 x 3.04)
With a window to the rear aspect, built in wardrobe and a radiator.

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

Bedroom Two
9'3" x 9'2" (2.83 x 2.81)
With a window to the front aspect, built in wardrobe and a radiator.

Bedroom Three
7'9" x 6'1" (2.37 x 1.86)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising panelled bath, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside
To the rear the garden is lovely, mainly laid to lawn, flower borders, shed and patio abutting the rear of the property. Side access.

Open Barn
One allocated parking space.

Agents Note
Council Tax Band - C. Mains water, drainage and electricity. Oil fired central heating. The four neighbours shared the cost towards the open barn and driveway.

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)

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