



**7 CASTLETON**

Haselbury Plucknett, TA18 7PD

**Price Guide £395,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented village property located at the end of a popular cul de sac, benefitting from spacious accommodation comprising hallway, sitting room, dining room, conservatory, kitchen, study/bedroom four, shower room, three first floor bedrooms and bathroom. Outside the property has lovely mature gardens, driveway parking, garage and workshop. Offered with no onward chain, one to view.



## Situation

Haselbury Plucknett is a pretty village, which has an active community. Village facilities including 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 dental 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 / Dorchester, 22 miles. Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington). Yeovil (London Waterloo or Exeter.)



## Local Authority

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:



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

Stairs rising to the first floor with storage under and a radiator.

## Sitting Room

16'8" × 12'5" (5.10 × 3.80)

With doors opening into the conservatory. Feature fireplace with multifuel burner, recessed storage cupboards and shelving to both sides and a radiator.

## Conservatory

17'4" × 13'1" (5.30 × 4.00)

With windows and french doors opening out into the garden. Radiator and fitted roof blinds.

## Dining Room

17'4" × 10'5" (5.30 × 3.20)

With two windows to the side aspect and a door opening out into the garden. Storage cupboard and a radiator.

## Kitchen

10'9" × 8'2" (3.30 × 2.50)

With a window to the front aspect. Modern fitted kitchen with circular sink and drainer unit, space for electric cooker with extractor over, space and plumbing for dishwasher, washing machine and fridge/freezer and an oil fired boiler.

## Bedroom/Study

12'5" × 8'2" (3.80 × 2.50)

With a window to the front aspect, fitted wardrobe and a radiator.

## Shower Room

With a window to the rear aspect. Suite comprising walk in shower unit, low level WC, pedestal wash hand basin and tiling to all splash prone areas.

## First Floor Landing

With a window to the rear aspect and access to the loft.

## Bedroom One

13'1" × 11'1" (4.00 × 3.40)

With a window to the front aspect, built in wardrobe and a radiator.

## Bedroom Two

12'5" × 9'6" (3.80 × 2.90)

With a window to the front aspect, built in wardrobe and a radiator.

## Bedroom Three

9'2" × 6'10" (2.80 × 2.10)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising P-shaped bath with shower over, low level WC, vanity unit with inset wash hand basin and tiling to all splash prone areas.

## Outside

The property has a good size front lawn with flower borders. Driveway parking to the side leads to the garage and side gate access. The rear garden is a good size, mainly laid to lawn with paved patio area off the house and pedestrian access to the workshop and garage.

## Garage

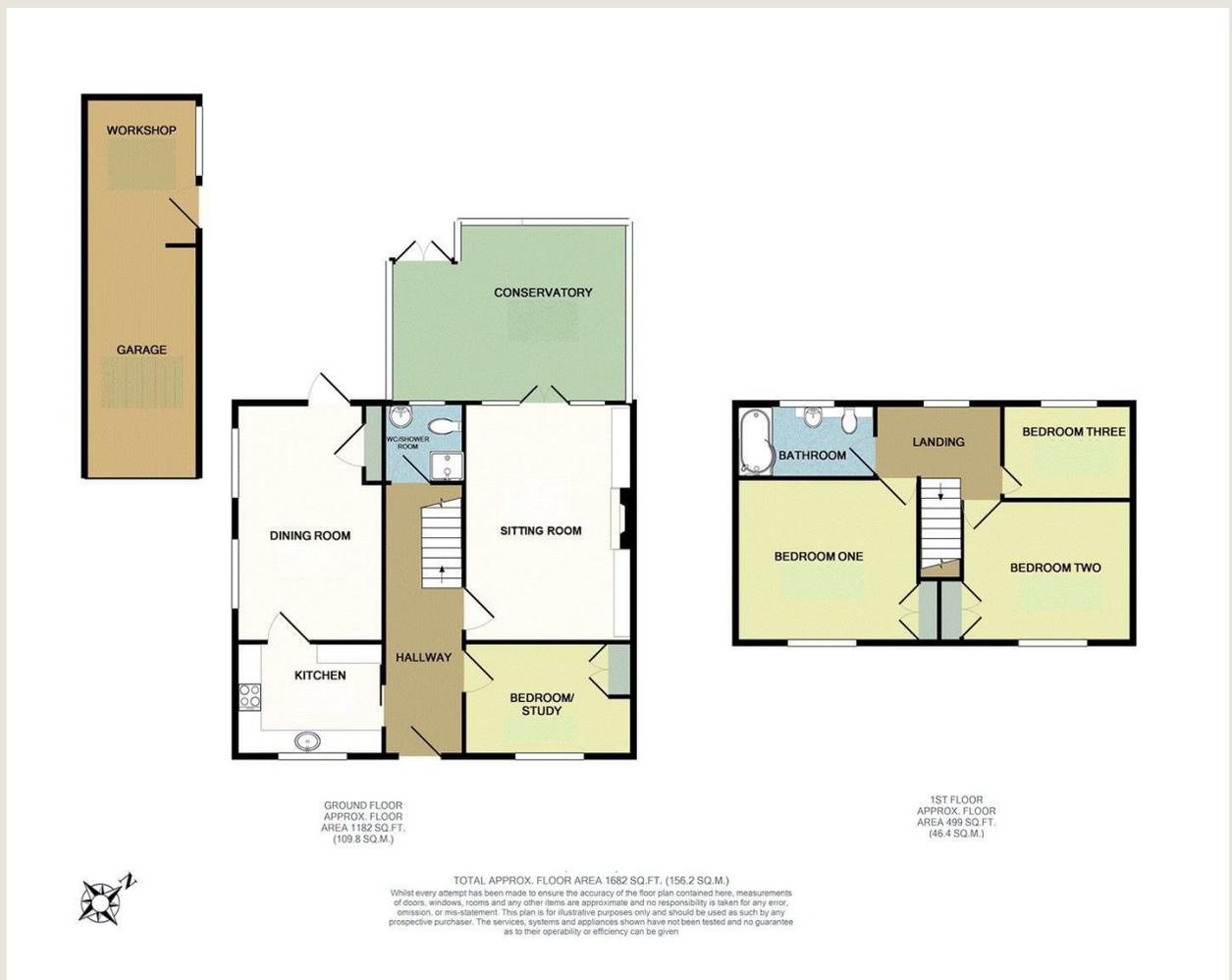
16'8" × 8'2" (5.10 × 2.50)

Up and over door, light and power connected.

## Workshop

10'9" × 8'2" (3.30 × 2.50)

Window to the side aspect, light and power connected.



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

**01460 74200**

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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)

