



2 UPON HILL NEWBERY LANE

Misterton, TA18 8NF

Informal Tender £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exciting opportunity to purchase a two double cottage situated on the edge of the village. The property has fantastic potential throughout and in brief comprises entrance hall, large under stairs storage/potential shower room, dining room, sitting room, cloakroom and kitchen/breakfast. Upstairs two bedrooms and a bathroom. To the rear the garden is a lovely size, sheds and a garage. All best and final bids to be submitted to Jo Edwards by 12 noon on Monday 1st December.
Jo.edwards@mayfairproperties.net

Situation

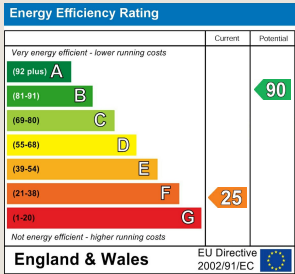
Situated on the edge of Misterton, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure 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

Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: F



PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor and a storage cupboard, currently fitted with a shower tray.

Dining Room

11'1" × 9'7" (3.40 × 2.93)

With a window to the front aspect, door into:

Sitting Room

15'3" × 10'8" (4.65 × 3.26)

With a window to the rear aspect, feature fireplace and an under stairs storage cupboard housing low level WC and wash hand basin.

Kitchen/Breakfast Room

13'0" × 10'7" (3.97 × 3.23)

With a window to the rear aspect and a door opening out into the garden. Kitchen comprising wall and base units, work surfaces, stainless steel sink/drainers, space for cooker, washing machine and under counter fridge. Velux window and a storage cupboard.

Landing

Doors into:

Bedroom One

14'7" × 10'1" (4.47 × 3.08)

With a window to the front aspect and an over stairs storage cupboard.

Bedroom Two

10'10" × 9'1" (3.32 × 2.77)

With a window to the rear aspect and a storage cupboard.

Bathroom

With a window to the rear aspect. Suite comprising bath with electric shower over, WC, wash hand basin, aqua board and tiling to all splash prone areas. Airing cupboard housing the hot water cylinder.

Outside

To the front, mature bushes, shrubs and a paved path to the front door. To the rear the garden is a lovely size, mainly laid to lawn, a variety of stone sheds and patio abutting the rear of the property. There is a gate at the end of the garden for pedestrian access to the garage.

Garage

17'0" × 9'10" (5.2 × 3.0)

Situated to the rear of the property with an up and over door.

Agents Note

Council Tax Band - B. Mains water, gas, drainage and electricity. There is no central heating in the property. The property is being sold with no onward chain.



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)

