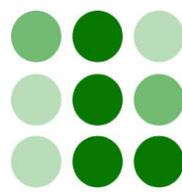




Middle Street, Misterton, TA18 8LZ

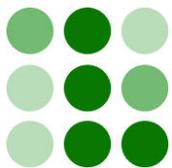
Guide Price £199,950-
FREEHOLD

This three bedroom cottage is rich in character throughout and is situated in the sought after village of Misterton. Upon entering the property you are greeted with an entrance hallway beyond which there is a sitting room and a generous kitchen/family room which has two doors opening to the garden. On the first floor there is a landing with ample storage, two large double bedrooms and a sensible size single room/small double. The family bathroom can also be found on this floor. The cottage style rear garden is well established and offers plenty of variety and interest. Offered for sale with no forward chain.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



Hill View House, Middle Street, Misterton, TA18 8LZ



- Character Cottage
- No Forward Chain
- Popular Village Location
- Three Good Size Bedrooms
- Large Kitchen/Family Room
- Pretty Cottage Style Garden
- Mains Gas Fired Central Heating

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway with its practical tiled floor. There is a useful storage cupboard and a ceiling light point. Glazed doors open to the sitting room and kitchen/family room. Stairs provide access to the first floor landing.

Sitting Room 4.99m x 3.86m (16'4" x 12'8")

A cosy room with a feature chimney breast with tiled hearth provides a nice focal feature to the room. Two double glazed windows overlook the front of the property and there is a decorative ceiling light fitting.

Kitchen/Family Room 6.66m x 4.21m (21'10" x 13'10")

The kitchen/family room is quite a surprise given the age of the property and is perfect for family gatherings or entertaining friends. There is a selection of wall, base and drawer units with work surfaces above and space is available for an electric cooker, washing machine, and further appliances. The stainless steel sink with mixer tap is conveniently situated under the single glazed window overlooking the neighbouring property. There is tiled floor, exposed stone work, two ceiling light points, a radiator and an interesting niche perfect for the displaying of curios.

First Floor Landing

The generous landing has a useful cupboard with double doors and a further cupboard housing the mains gas fired combination boiler. Doors open to all three bedrooms, the family bathroom and access is available to the loft.

Bedroom One 4.31m x 3.35m (14'2" x 11'0")

A good size double room offering extensive fitted wardrobes with shelving alongside. A double glazed window enjoys a pleasant outlook over the rear garden. There is a radiator and a ceiling light point.

Bedroom Two 3.96m x 2.83m (13'0" x 9'3")

A further good size double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

Bedroom Three 3.71m x 2.87m (12'2" x 9'5")

A single room/ small double room with a radiator and a ceiling light point. A double glazed window overlooks the front of the property and access is available to the loft.

Bathroom

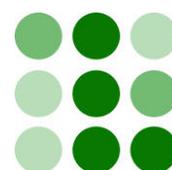
Fitted with a panel enclosed bath, low level WC and a pedestal wash basin. There is a radiator, a ceiling light point, built in storage cupboard and an obscured double glazed window facing the rear.

Outside Rear Garden

The rear garden is well stocked offering plenty of variety and interest with an initial patio providing the perfect space for al-fresco dining. Stepping stones lead through the garden with areas of shingle, mature shrubs and plants.

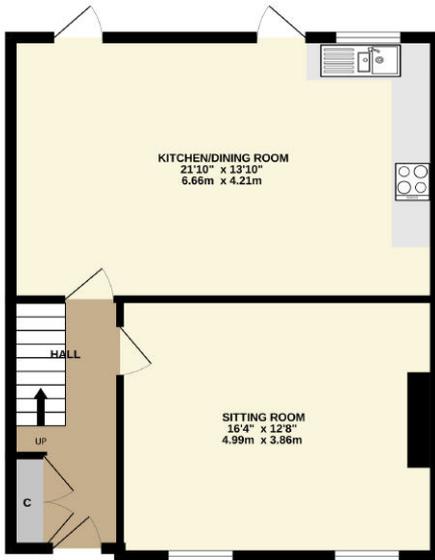
Local Area

The village of Misterton lies a short distance of one and half miles from the market town of Crewkerne and within the village there is a recreational field, village hall, two cafes and a public house. Crewkerne train station also lies on the outskirts of the village. The Jurassic coast is within easy reach at thirteen miles and larger towns of Yeovil and Taunton are only a relatively short drive away.

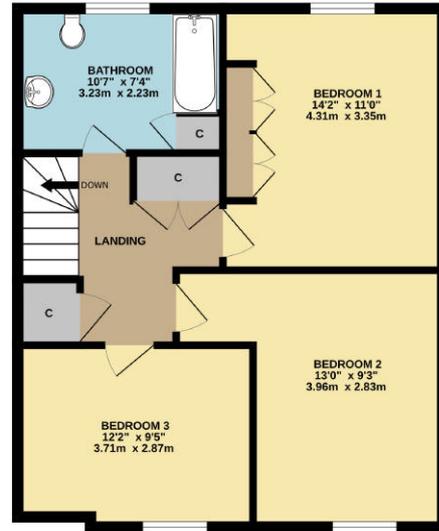


Hill View House, Middle Street, Misterton, TA18 8LZ

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

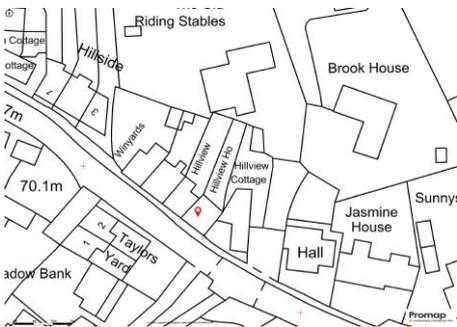
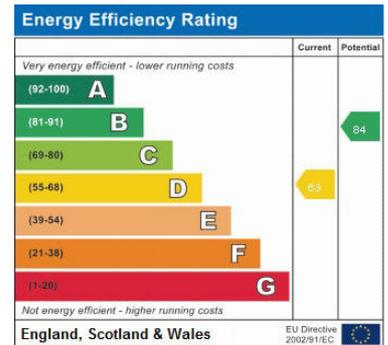


1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - B
- Asking Price - Guide Price £199,950
- Tenure - Freehold
-

Part B

- Property Type - Terraced House
- Property Construction - Standard Construction
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains (not metered)
- Sewerage - Mains
- Heating - Mains Gas Fired Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - On Street Parking

Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We're not aware of any significant restrictions. We'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements -We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Flood Risk - Rivers & Sea Risk- Very low risk means that this area has a chance of flooding of less than 0.1% each year. Surface Water Risk-Low risk. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 18/5/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.