



18 CHANNELLS LANE

Horton, TA19 9QL

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom home requiring updating throughout with great potential to extend (STPP.) The accommodation in brief comprises porch, entrance hall, sitting/dining room, kitchen, three bedrooms, bathroom and separate cloakroom. The property is situated on a great plot with a decent garden to the rear and ample driveway parking leads to the garage. One to view with no onward chain.

Situation

Horton together with the village of Broadway form a very active community with facilities which include a Post Office/stores, primary school, doctors surgery, village halls, churches, two popular village inns/restaurants. The market town of Ilminster lies less than three miles to the east, providing a range of facilities fulfilling most day to day needs.

The local area

Chard 5 miles, Axminster and Crewkerne with mainline stations (London Waterloo) 9 miles, Yeovil 15 miles and the South Coast 18 miles.

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	90
(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	

PROPERTY DESCRIPTION

Porch

With windows to both sides and a door into:

Entrance Hall

Stairs rising to the first floor. Night storage heater.

Sitting/Dining Room

20'1" × 10'4" (6.13 × 3.17)

With dual aspect windows to the front and rear and a night storage heater.

Kitchen

12'3" × 8'7" (3.75 × 2.63)

With a window to the rear aspect. A range of fitted units, stainless steel sink/drainer, space for washing machine, fridge/freezer, cooker and a larder cupboard. Door to:

Garage

20'3" × 8'9" (6.19 × 2.68)

Up and over door, pedestrian door to the rear garden.

Landing

Access to the loft and doors into:

Bedroom One

12'6" × 10'4" (3.83 × 3.16)

With a window to the front aspect and a night storage heater.

Bedroom Two

10'5" × 7'1" (3.20 × 2.16)

With a window to the rear aspect and a night storage heater.

Bedroom Three

9'3" × 8'7" max (2.82 × 2.63 max)

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

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, pedestal wash hand basin and tiling to all splash prone areas.

Separate W.C

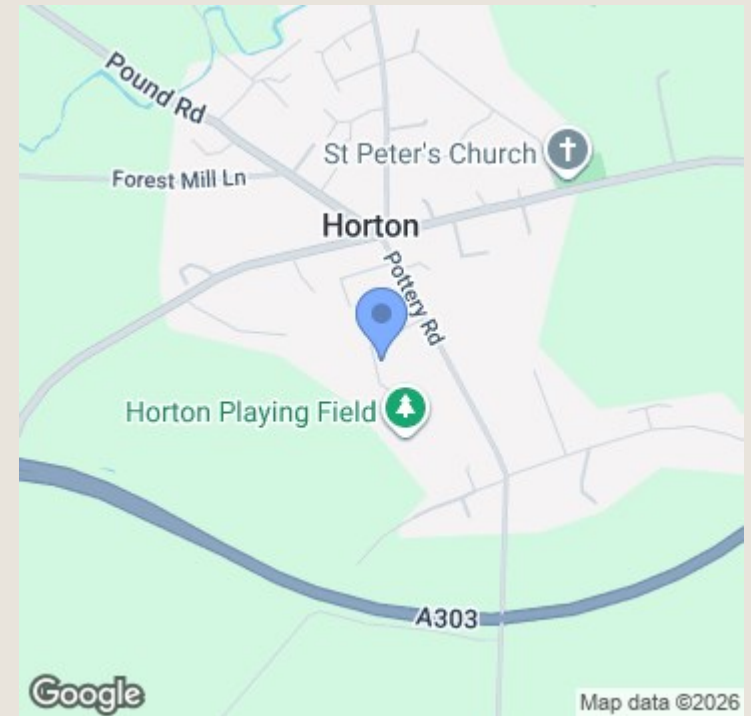
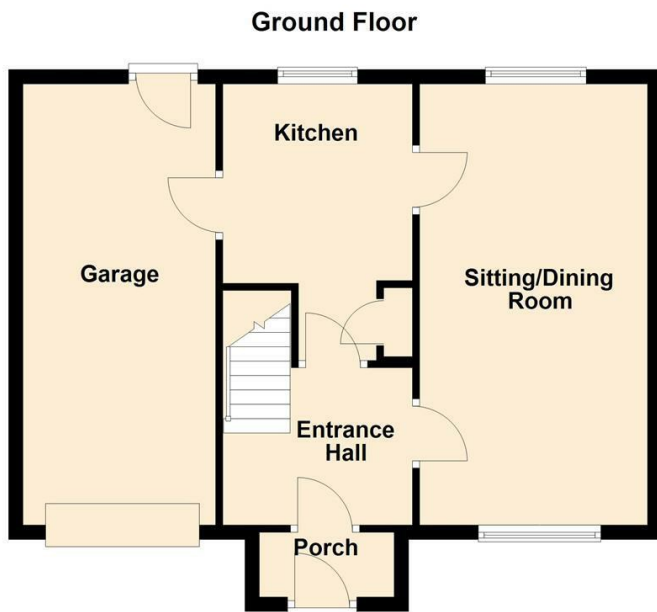
With a window to the rear aspect and a low level W.C.

Outside

The property has a large driveway leading to the garage. The rear garden is a good size, mainly laid to lawn and a timber shed.

Agents Note

Council Tax Band - B. Mains water, drainage and electricity.



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)

