



**Bakers Dozen, Wayford, Crewkerne TA18 8QG**



**welcome to**

**Bakers Dozen, Wayford, Crewkerne**

A rare opportunity to purchase this three bedroom detached bungalow set in the charming hamlet of Wayford. The well presented accommodation includes a conservatory and open plan lounge/diner and kitchen. Outside there is a large garden offering countryside views, and parking for three cars.



### Entrance Hall

Door to front. Leading through to open plan kitchen/diner.

### Lounge/Diner

15' 5" x 9' 2" ( 4.70m x 2.79m )

Front aspect double glazed window with views over the countryside. Log burner. Two vertical radiators.

### Kitchen

15' 8" x 9' 9" ( 4.78m x 2.97m )

Front aspect double glazed window. Fitted base and wall units. Granite work surfaces incorporating a sink and drainer. Built-in oven and hob with cooker hood over. Integrated fridge/freezer, washing machine, dishwasher and microwave. Large storage cupboard. Door to conservatory.

### Conservatory

10' 7" x 9' 7" ( 3.23m x 2.92m )

Of UPVC construction with double glazed windows to front, side and rear. Double doors to rear. Vertical radiator.

### Bedroom One

10' 4" x 9' ( 3.15m x 2.74m )

Rear aspect double glazed window. Built-in wardrobe. Radiator

### Bedroom Two

10' 2" x 8' 11" ( 3.10m x 2.72m )

Rear aspect double glazed window. Built-in wardrobe. Radiator.

### Bedroom Three

8' 11" x 5' 10" ( 2.72m x 1.78m )

Rear aspect double glazed window. Radiator.

### Bathroom

6' 9" x 5' 10" ( 2.06m x 1.78m )

Rear aspect double glazed window. Fitted with a modern suite comprising a panelled bath, built-in wash hand basin and WC unit. Walls fully panelled.

### Outside

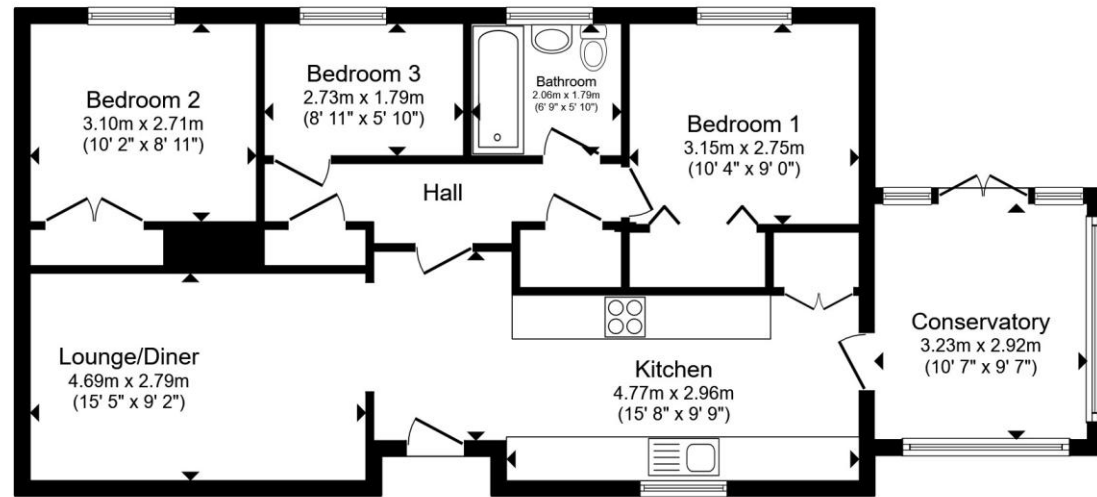
At the front of the house there is a large garden offering views over countryside. The garden is mainly laid to lawn and planted with a variety of mature shrubs and trees, and a large pond. Large dual access storage shed in garden. There is a small rear garden with access around the property. There is opportunity to install further outbuildings subject to obtaining any necessary approval.

### Parking

There is a parking area providing parking for three cars.

### Agents Note

The property is fitted with Solar Panels. We ask that buyers make enquiries through their conveyancer to satisfy.



Floor Plan

Total floor area 79.9 m<sup>2</sup> (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

fox & sons



**view this property online** [fox-and-sons.co.uk/Property/CRK106650](http://fox-and-sons.co.uk/Property/CRK106650)



welcome to

## Bakers Dozen, Wayford, Crewkerne

- Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Diner And Kitchen, And Conservatory
- Charming Hamlet Location
- Gardens And Parking For Three Vehicles
- Solar Panels With Storage Battery
- Full Oil Central Heating System With New Boiler And Tank
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRK106650](https://fox-and-sons.co.uk/Property/CRK106650)



Property Ref:  
CRK106650 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01460 73421**



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**fox-and-sons.co.uk**