



HEATHERS COTTAGE PUDDLETOWN

Haselbury Plucknett, TA18 7NZ

Price Guide £190,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom character cottage situated in a popular village location. The property has great potential to modernise but benefits from character features, a generous rear garden and lovely views. In brief the accommodation comprises entrance lobby, sitting room, kitchen and conservatory. On the first floor, two bedrooms and a bathroom and on the second floor, the master bedroom with ensuite. The property is being sold with no onward chain.

Situation

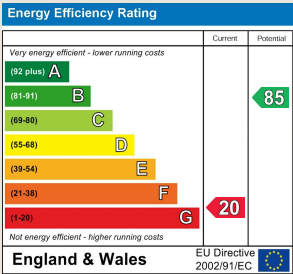
Haselbury Plucknett pretty village, which has an active community. Village facilities include a excellent restaurant/public house, two churches, a popular first school and pre-school all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities, along with good schooling, doctors and dentists 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 / 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: G



PROPERTY DESCRIPTION

Entrance Lobby

Door into:

Sitting Room

13'5" × 11'10" (4.09 × 3.61)

With a window to the front aspect, window seat, wood burning stove, electric radiator, beams, wooden floor and stairs rising to the first floor.

Kitchen

14'4" × 7'9" (4.37 × 2.37)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainage, space for washing machine, fridge/freezer, cooker, wooden flooring and tiling to all splash prone areas.

Conservatory

11'10" × 9'3" (3.61 × 2.82)

Window and french doors opening out into the garden.

Landing

Storage cupboard and stairs rising to the second floor.

Bedroom Two

12'4" × 10'11" (3.76 × 3.33)

With a window to the front aspect, wall lights, beams and an electric heater.

Bedroom Three

8'5" × 7'6" (2.57 × 2.30)

With a window to the rear aspect and beams.

Bathroom

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

Bedroom One

13'3" × 13'4" (4.04 × 4.08)

Velux window, wall lights, beams and eave storage.

Ensuite

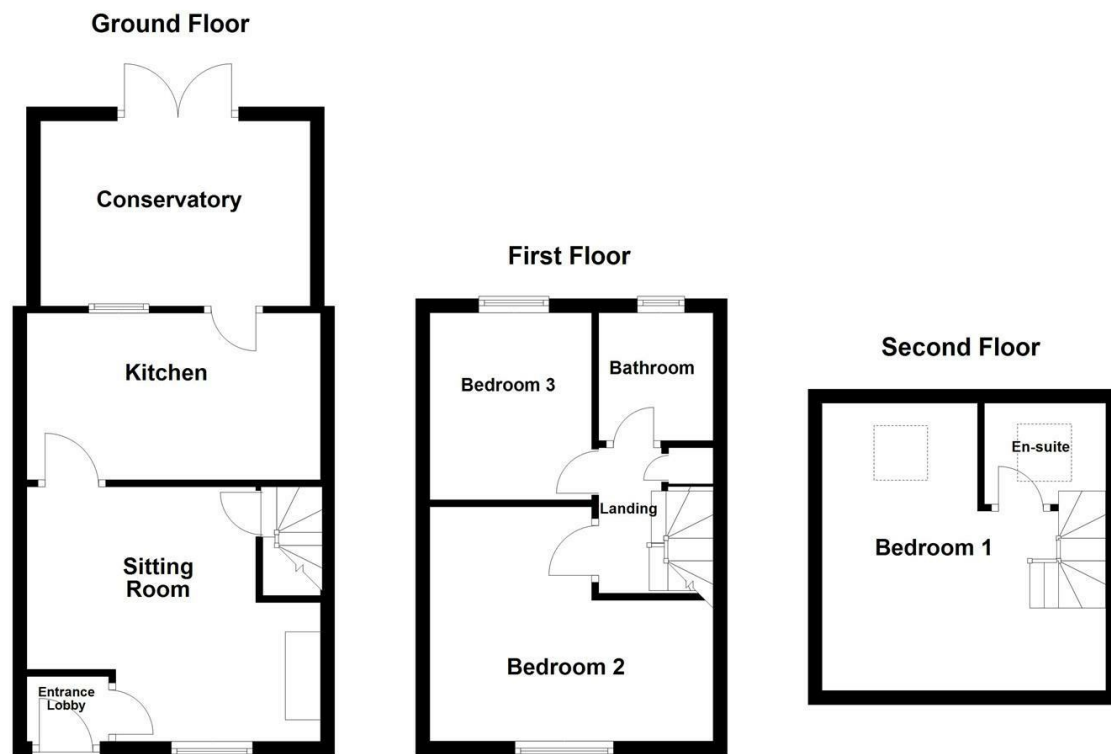
Velux window. Suite comprising shower cubicle, low level WC, wash hand basin and tiling to all splash prone areas.

Outside

To the rear the garden is a generous size, mainly laid to lawn, timber shed and stunning views over farmland.

Agents Note

Council Tax Band - B. Mains water, drainage and electricity. There is a pedestrian right of way to the rear of the property for you and the neighbouring property.



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)

