



9 CASTLETON

Haselbury Plucknett, TA18 7PD

Price Guide £390,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully situated three bedroom bungalow tucked away at the end of the Cul-De-Sac and backing onto fields. The property benefits from oil fired central heating, double glazing and no onward chain. The accommodation in brief comprises entrance hall, sitting room, kitchen, dining room, cloakroom, shower room and three bedrooms. Stunning gardens surround the property to three sides and driveway parking leads to the garage.

Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include an 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

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Radiator, coving, storage cupboard and access to the loft.

Cloakroom

With a window to the rear aspect double glazed. Low level WC.

Sitting Room

14'8" plus recess x 11'9" (4.47 plus recess x 3.58)

With windows to the front and side aspects double glazed. Two radiators, coving and a open fireplace.

Kitchen

16'3" x 8'11" (4.95 x 2.72)

With a window to the rear aspect double glazed and a door to the side opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated double oven, hob and extractor hood over. Sink/drain, breakfast bar and space for washing machine and a fridge and freezer. Storage cupboard housing the hot water cylinder and oil fired central heating boiler. Radiator, coving and tiling to all splash prone areas. Open into:

Dining Room

11'8" x 10'3" (3.56 x 3.13)

With windows to both sides, rear and french doors opening out into the garden. Modern wood burning stove and vaulted ceiling.

Bedroom One

12'1" x 10'9" (3.68 x 3.28)

With a window to the front aspect double glazed. Coving and a radiator.

Bedroom Two

10'10" x 9'2" (3.30 x 2.79)

Patio doors to the rear aspect, double glazed opening out onto the garden. Radiator.

Bedroom Three

8'8" x 7'6" (2.64 x 2.29)

With a window to the front aspect double glazed. Radiator.

Shower Room

With a window to the rear aspect double glazed. Shower cubicle, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the front the garden is mainly laid to lawn, flower borders and a path leading to the front door. To the side there is pedestrian access and an oil tank. To the rear the garden is a lovely size, mainly laid to lawn, recently constructed summer house, garden shed, outside tap and patio abutting the rear of the property. Fields to two sides and a small brook at the bottom of the garden its a lovely position.

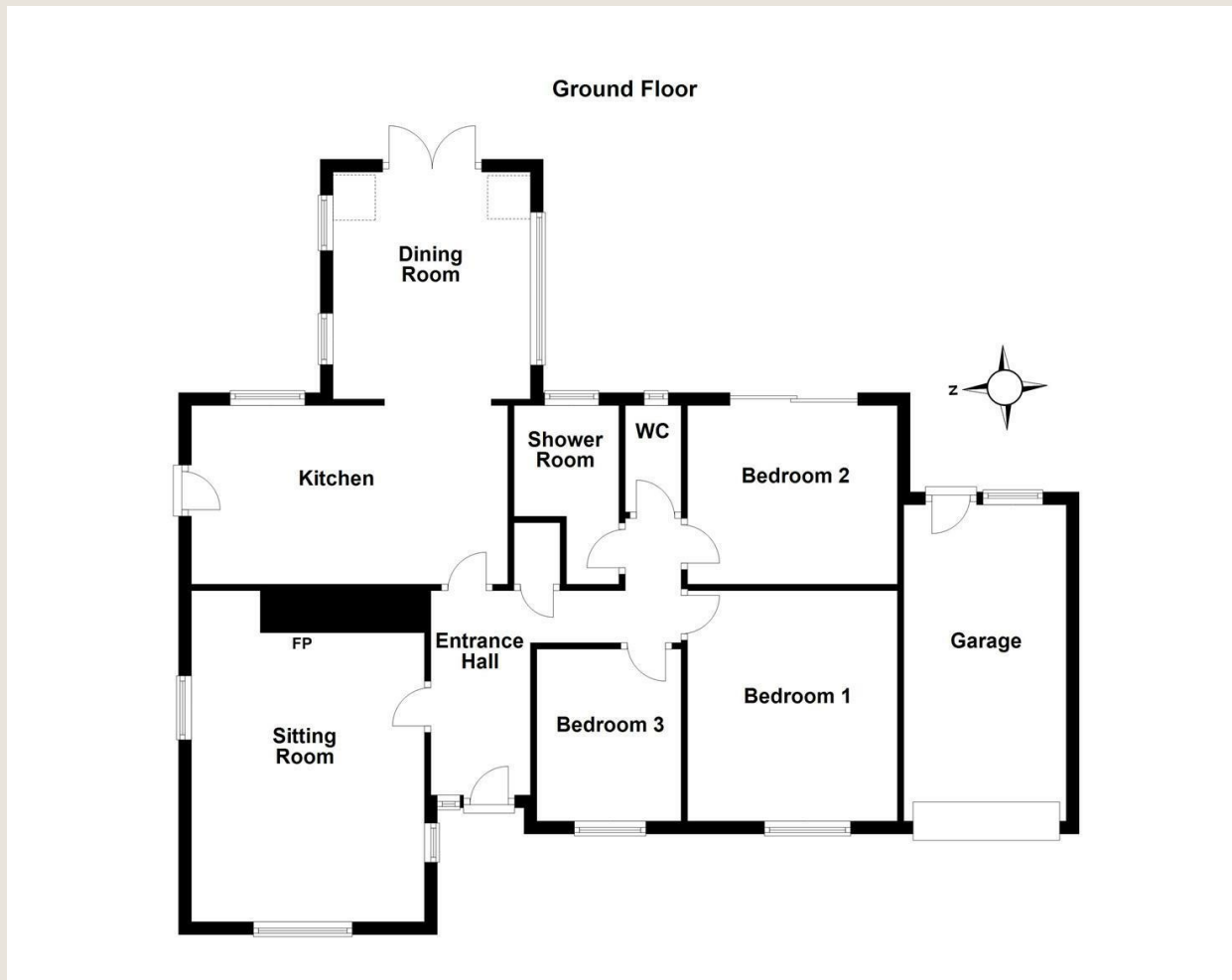
Garage

16'2" x 8'4" (4.93 x 2.54)

Up and over door, light, power and a door leading into the rear garden.

Agents Note

Council Tax Band - D. Mains water, drainage and electricity. Oil fired central heating which was last serviced in June 2025. The dining room extension was built in 2023. Please note there has been a disagreement with a neighbor over parking in the turning circle, full details are available upon request. 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

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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)

