



33 PACKERS WAY

Misterton, TA18 8NY

Offers In Excess Of £380,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming village of Misterton, this delightful bungalow on Packers Way offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and individuals alike. As you approach the house, you will be greeted by a well-maintained exterior. Inside, the home boasts a spacious layout, providing ample room for relaxation and entertaining. The living areas are filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, making it a joy for any home cook to prepare meals. With sufficient storage and workspace, it is both functional and stylish. The bedrooms are generously sized, offering a peaceful sanctuary for rest and rejuvenation. The outdoor space is equally impressive, featuring a lovely garden that is perfect for hosting gatherings with friends and family. The location is convenient, with local amenities, schools, and transport links just a short distance away.

Situation

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

The local area

Situated on the edge of Misterton, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station is within walking distance.

Local Authority

Council Tax Band: E
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			78
(55-68) D	57		
(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

Night storage heater, airing cupboard.

Sitting Room

A superb and spacious room with night storage heater and rural views.

Dining Room

Night storage heater and door to garden.

Kitchen

Excellent range of cupboards and drawers, worksurfaces and splashbacks. Sink unit, fitted hob, oven and extractor fan.

Utility Room

Sink unit, plumbing for washing machine and door to outside.

Bedroom One

Panel heater and rural views.

En Suite

Suite comprising shower cubicle, hand basin low level w/c and radiator.

Bedroom Two

Panel heater and rural views.

Bedroom Three

Night storage heater.

Bathroom

Suite comprising panelled bath with shower attachment, low level w/c, hand basin and towel rail

Outside

Ample parking for several vehicles.

Garage

Double Garage currently divided into Garage and Workroom.

Garden

The gardens are walled and fenced and comprise terrace, lawns and a variety and shrubs.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

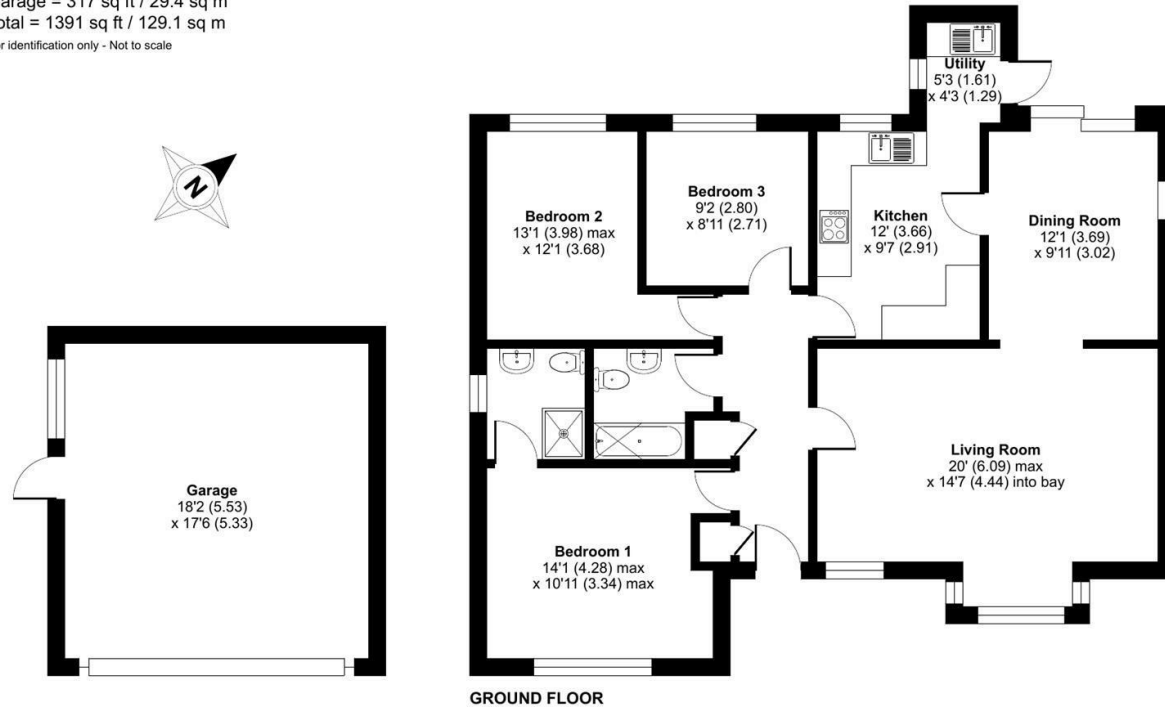
Packers Way, Misterton, Crewkerne, TA18

Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mayfair Town & Country. REF: 1394159



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)

