



## SUDBURY COTTAGE, 79

Bower Hinton, TA12 6JZ

Price Guide £300,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautiful double fronted character cottage, in a tucked away position in the heart of the village. In brief the accommodation comprises porch, cloakroom, sitting room and kitchen/breakfast room. On the first floor, two double bedrooms, single bedroom/study and a bathroom. Outside there is gardens to the front and side and a single garage with a parking space in front. The property has been a popular Air BnB over the years and is now being sold with no onward chain.

## Situation

Bower Hinton is a sought after village, a farm shop/cafe, pub and hotel all within close walking distance of the property. It is adjacent to the larger village of Martock which has a good range of shopping and leisure facilities and a primary school. Crewkerne is just over 6 miles away, 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, dentists, 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.

## The local area

Yeovil, 8.5 miles / Taunton, 20.7 miles / Dorset Coast, 21.6 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Porch

With a window to the side aspect, built in storage and a door into:

## Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback, extractor fan and an electric panel heater.

## Sitting Room

13'11" × 12'10" (4.25 × 3.92)

Dual aspect windows to the front and rear, electric fireplace, two night storage heaters, under stairs storage cupboard, coving and wall lights.

## Kitchen/Breakfast Room

13'11" × 11'11" (4.26 × 3.65)

Dual aspect windows to the front and rear and a door opening out to the rear walkway. Fitted kitchen comprising wall and base units, drawers and work surfaces over, Sink/drain, slimline dishwasher, washing machine, electric hob, oven and an extractor fan over. Space for fridge/freezer, night storage heater and tiling to all splash prone areas. Stairs rising to the first floor.

## Landing

Electric panel heater, loft access and an airing cupboard housing the hot water cylinder.

## Bedroom One

14'4" × 9'6" (4.37 × 2.91)

Dual aspect windows to the front and rear and an electric panel heater.

## Bedroom Two

13'3" × 8'2" (4.06 × 2.51)

With a window to the front aspect and an electric panel heater.

## Bedroom Three

8'1" × 5'10" (2.48 × 1.78)

With a window to the front aspect and an electric panel heater.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower attachment and shower over, low level WC, wash hand basin with vanity storage, electric radiator and tiling to all splash prone areas.

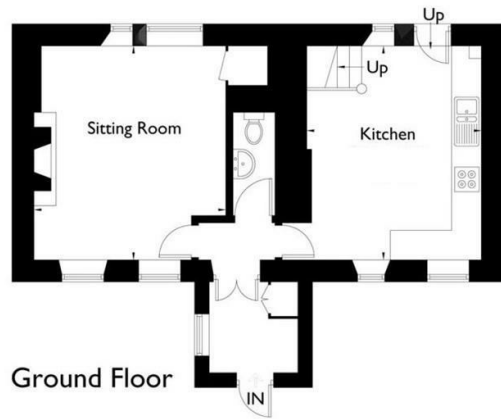
## Outside

The property is tucked away in a no through lane, the garden is mainly laid to lawn with a paved path to a patio area. To the side there is a pleasant seating area. To the side there is a garage with parking in front.

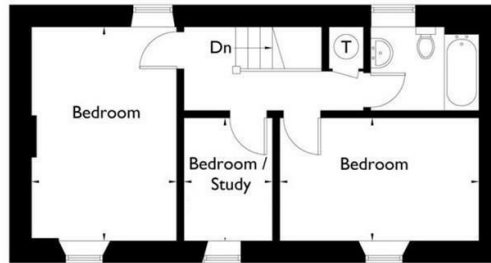
## Agents Note

Council Tax Band - C. Mains water, drainage and electricity. Night storage heaters. The property is being sold with no onward chain.

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



Ground Floor



First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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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)

