



KINGS GATCHELL HIGHER STREET

West Chinnock, TA18 7QA

Price Guide £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A great opportunity to purchase this three bedroom energy efficient detached bungalow situated in West Chinnock with generous gardens. Being sold with planning permission to enhance the accommodation to a four/five bedroom house, and within walking distance of the popular village school. The property offers spacious accommodation with the added bonus of plenty of office/workshop and storage space and a double garage, as well as parking for several cars. Viewing advised.



Situation

West Chinnock is an attractive village set in undulating Somerset countryside about 4 miles from Crewkerne and 7 from Yeovil. The village offers primary school, church and public house whilst town amenities are available at Yeovil and Crewkerne.



Local Authority

Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	88	
(69-80) C		
(55-68) D		
(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 Porch

With a double glazed floor to ceiling window, door into:

Entrance Hall

8'6" × 6'6" (2.6 × 2.)

Large entrance hall with doors to all rooms, two radiators and access to the loft.

Sitting/Dining Room

22'11" × 19'0" (7.0 × 5.8)

With a window to the front aspect. L-shaped living room with dining area to the rear, three radiators, wood burner and patio doors to conservatory.

Conservatory

22'11" × 7'10" (7.0 × 2.4)

Ample windows and french doors opening out into the garden.

Kitchen

9'6" × 8'10" (2.9 × 2.7)

With a window to the rear aspect and a door opening out into the rear garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, electric double oven and hob, space for washing machine, dishwasher and fridge freezer and tiling to all splash prone areas. Archway into the breakfast room.

Breakfast room

11'9" × 10'2" (3.6 × 3.1)

Extension to the kitchen featuring wall and base units with worktop over, radiator, downlighters, door to entrance hall.

Bedroom One

12'5" × 11'9" (3.8 × 3.6)

With a window to the front aspect, radiator and wooden flooring.

Bedroom Two

10'5" × 10'5" (3.2 × 3.2)

With a window to the rear aspect, radiator and a built in wardrobe.

Bedroom Three

12'1" × 6'2" (3.7 × 1.9)

With a window to the side aspect, radiator and built in wardrobe.

Bathroom

10'8" × 6'6" (3.27 × 2.0)

With a window to the rear aspect. Suite comprising corner bath, walk in shower, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Office

8'10" × 8'2" (2.7m × 2.5)

With dual aspect windows to the side and rear, power and light and WIFI allowing office use, doors to the garden and garage.

Double Garage

18'4" × 18'2" (5.61 × 5.54)

Two up and over doors, window to the rear, power and light, loft storage, workshop with rear door.

Outside

To the front the garden is laid to lawn with mature shrub borders and trees, parking for several cars. The rear garden is mainly laid to lawn with shrub borders, patio area, steps to office and side access to the front. There is an upper area of garden which is fenced, offering a good degree of privacy with views over the countryside. Raised decking, summerhouse, greenhouse, shed and a vegetable plot.

Agents Note

Council Tax Band - E . Mains water, drainage and electricity. The solar panels are owned outright, installed in 2021 - energy efficient solar panels, battery storage and air source heat pump central heating. The air source heat pump was installed in September 2025. EV charger. Planning permission to create a 4/5 bedroom, 2 bathroom house.









GROUND FLOOR
1740 sq.ft. (161.6 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is yours to verify.



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:

Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

