



14 ORCHARD VIEW

Haselbury Plucknett, TA18 7RN

Price Guide £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A rare opportunity to purchase a two bedroom semi-detached home situated in a stunning sought after village location with countryside views to the rear. The accommodation is spacious and in brief comprises entrance hall, sitting room, kitchen/breakfast room, two bedrooms, ensuite shower to the master and a bathroom. Outside there is driveway parking and lovely gardens. The sellers are motivated and have found an onward purchase.

Situation

Haselbury Plucknett pretty village, which has an active community. Village facilities include an excellent restaurant/public house, two churches and a popular Primary School. Two miles South of Haselbury you will find North Perrott village farm shop. 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: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	55	
(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

With a window to the front aspect, telephone point, radiator and stairs rising to the first floor.

Sitting Room

16'0" × 11'8" (4.88 × 3.58)

With a window to the front aspect, radiator and a built in storage cupboard.

Kitchen/Dining Room

18'11" × 8'11" (5.79 × 2.72)

With two windows to the rear aspect and a door opening out into the garden. Recently re-fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, electric oven, hob and an extractor fan over. Space for fridge/freezer, washing machine and dishwasher. Radiator and tiling to all splash prone areas.

Landing

With a window to the side aspect, airing cupboard housing the hot water cylinder and access to the loft.

Bedroom One

13'0" × 8'11" (3.98 × 2.74)

With a window to the front aspect, built in wardrobes and a radiator.

Ensuite Shower

Suite comprising shower cubicle, wash hand basin, extractor fan and tiling to all splash prone areas.

Bedroom Two

12'0" × 10'2" (3.66 × 3.12)

With a window to the rear aspect, radiator and lovely views across countryside.

Bathroom

With two windows to the rear aspect, suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

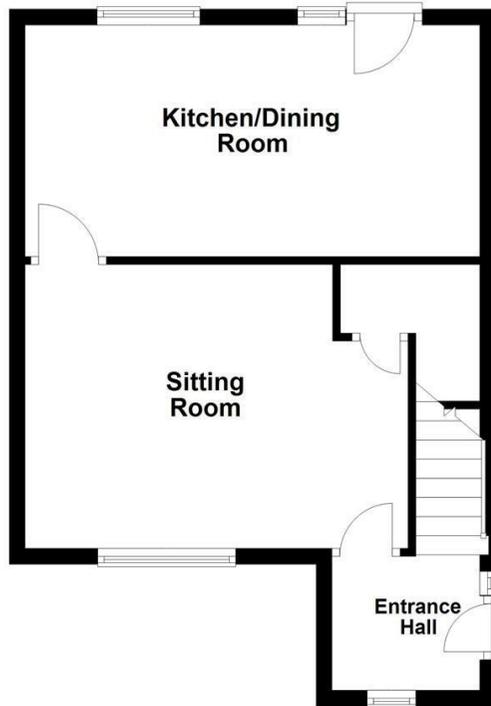
Outside

To the front there is ample driveway parking, lawn areas and a paved path leading to a gate, side access leads to the rear garden, lawn area, flower borders, a shed and patio abutting the rear of the property.

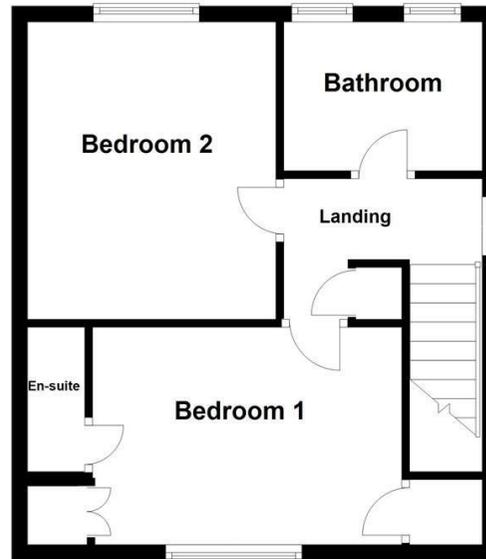
Agents Note

Council Tax Band - C. Mains water, drainage and electricity. Solar thermal panels help heat the hot water, an air source heat pump was installed in August 2023. Newly fitted double glazing, installed in 2021. The seller have planning permission for a two story extension, more details can be made available.

Ground Floor



First Floor



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)

