

21 MIDDLE STREET

North Perrott, TA18 7SG

Price Guide £190,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming two bedroom cottage situated in a popular village location. The property is full of character and in brief the accommodation comprises entrance hall, sitting room, kitchen, sun room/conservatory, cloakroom, on the first floor, two bedrooms and a bathroom. To the rear the garden is a lovely size, backing on to open fields. The property is being sold with no onward chain.

Situation

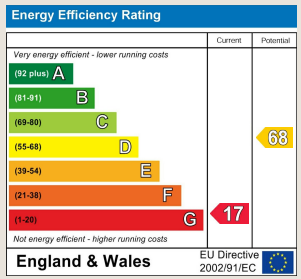
North Perrott is a pretty village close to the Somerset/Dorset border and approximately 3.9 miles from Crewkerne with its main line station to London (Waterloo). The village amenities include public house (community run) garden centre with a farm shop and cafe, church, village hall and private school. Crewkerne 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.

The local area

Yeovil, 8.3 miles / Taunton, 25.1 miles / Dorset Coast, 14.2 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

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













PROPERTY DESCRIPTION

Entrance Hall
Door into:

Sitting Room
17'2" x 12'11" (5.24 x 3.94)
With a window to the front aspect, window seat, multi-fuel stove, radiator and a television point. Stairs rising to the first floor. Door into:

Kitchen
13'6" x 6'3" (4.13 x 1.93)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, electric oven, hob and an extractor fan over. Space for washing machine and fridge/freezer.

Sun Room/Conservatory
14'0" x 8'11" (4.27 x 2.72)
With windows and a door opening out into the garden.

Cloakroom
Low level WC.

Landing
With a window to the rear over looking the garden and doors into:

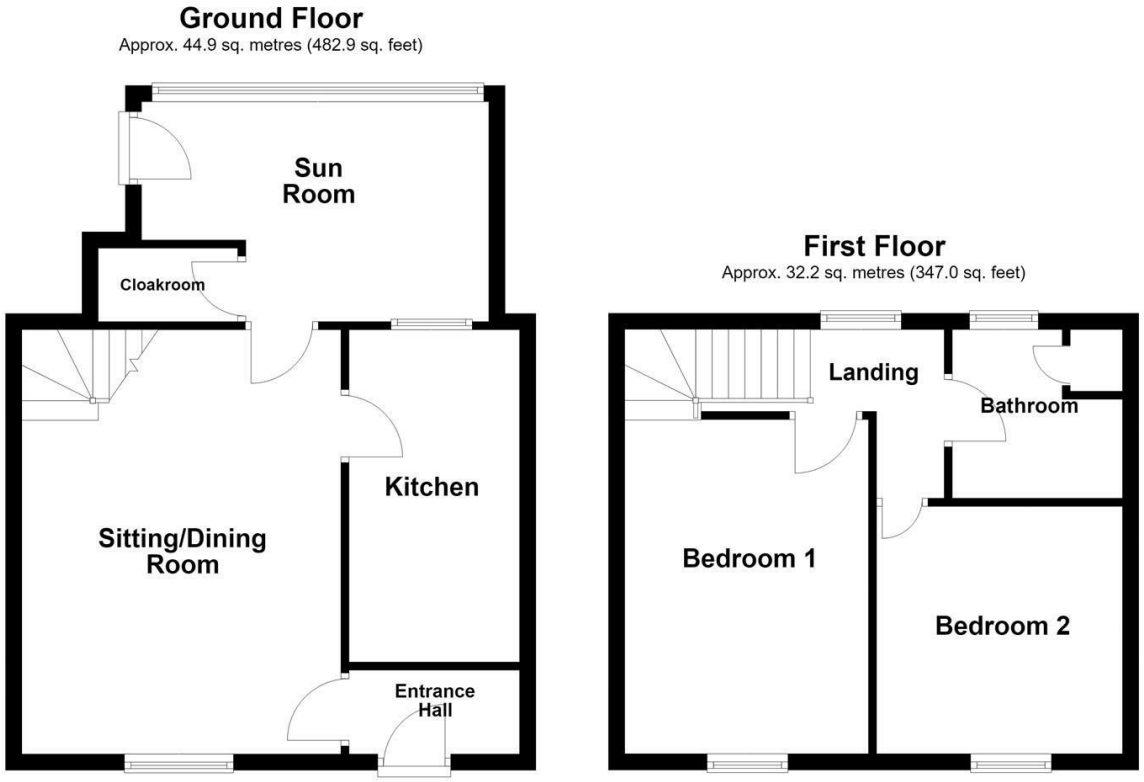
Bedroom One
13'6" x 10'2" (4.14 x 3.1)
With a window to the front aspect and a radiator.

Bedroom Two
9'6" x 9'3" (2.91 x 2.83)
With a window to the front aspect, period fireplace and a radiator.

Bathroom
With a window to the rear aspect. Suite comprising soaking bath with shower over, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas. Storage cupboard housing the boiler.

Outside
To the rear the garden is a lovely size, lawn area, shingle areas, pleasant seating areas and a shed.

Agents Note
Council Tax Band - B. Mains water, drainage and electricity. LPG central heating. There is a pedestrian right of way.





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:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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