

4 BROUGHTONS DRIVE

Misterton, TA18 8LW

Guide Price £200,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom semi-detached home situated on the outskirts of Misterton in a popular location. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen, two bedrooms and a bathroom. Outside the gardens are a good size, potential for off road parking (STPP) and no onward chain.

Situation

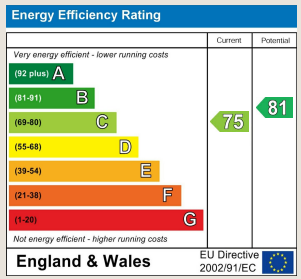
Misterton is a small village located South of Crewkerne but within a short walk of Crewkerne Train Station, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, 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. A faster train service is available from Castle Cary to Paddington Station.

The local area

Yeovil, 9 miles / Castle Cary 21 miles / Dorset Coast, 14 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: C













PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor with a storage cupboard under.

Sitting Room
13'8" x 10'11" (4.17 x 3.34)
With a window to the rear aspect, feature fireplace, picture rail and a radiator. Double doors into:

Dining Room
12'8" x 7'10" (3.87 x 2.41)
With a window to the front aspect and a radiator.

Kitchen
10'4" x 7'10" (3.17 x 2.41)
With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for cooker, washing machine and fridge/freezer. Radiator.

Rear Porch
Rear covered porch to garden and stores.

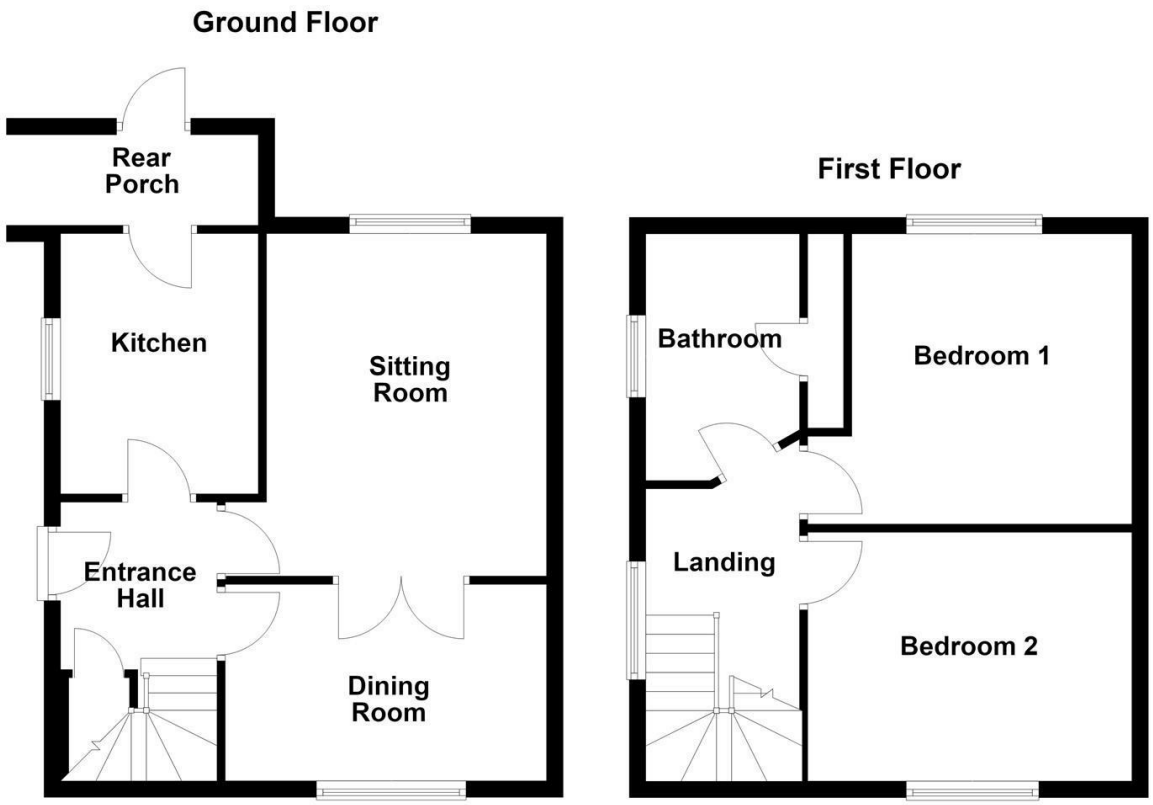
Bedroom One
12'7" x 11'8" (3.84 x 3.56)
With a window to the rear aspect and a radiator.

Bedroom Two
12'9" x 9'11" (3.89 x 3.03)
With a window to the front aspect and a radiator.

Bathroom
With a window to the side aspect. Suite comprising panelled bath, low level WC, wash hand basin, radiator and a storage cupboard housing the gas central heating boiler.

Outside
Generous front and rear gardens, both mainly laid to lawn.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity.





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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