



I UPON HILL

Misterton, TA18 8NF

Price Guide £280,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A fantastic opportunity to purchase a two bedroom end terrace home with great potential to extend (STPP.) The property is situated in a popular village location and benefits from ample driveway parking, garage and a generous corner plot garden. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen/breakfast room, study, cloakroom and rear lean to. Upstairs, two bedrooms and a bathroom. The property is being offered for sale with 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 / Taunton, 19 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

Door into:

Entrance Hall

With a window to the side aspect, radiator and stairs rising to the first floor with a storage cupboard under.

Sitting Room

10'0" × 9'5" (3.06 × 2.89)

With a window to the front aspect, picture rail and a radiator.

Dining Room

15'4" × 10'7" (4.68 × 3.24)

With a window to the rear aspect and a fireplace.

Kitchen/Breakfast Room

16'11" × 12'9" I-shaped room (5.18 × 3.89 I-shaped room)

With dual aspect windows to the side and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated electric oven, hob and an extractor fan over. Space for washing machine, fridge/freezer, radiator, modern splashbacks and a door into the lean to.

Study

9'3" × 7'1" (2.82 × 2.17)

With a window to the side aspect and a radiator.

Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashbacks and a radiator.

Rear Lean To

7'10" × 6'10" (2.41 × 2.10)

Door into the garden.

Landing

Doors into:

Bedroom One

15'4" × 10'2" (4.68 × 3.10)

With a window to the front aspect, over stairs storage cupboard and a radiator.

Bedroom Two

10'8" × 8'11" (3.26 × 2.74)

With a window to the rear aspect, storage cupboard and a radiator.

Bathroom

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

Outside

To the front the garden is laid to lawn, enclosed by a stone wall with a paved path to the front door and side access to the rear garden. Driveway parking leads to the garage. To the rear the garden is a lovely size, mainly laid to lawn, large decking, raised vegetable beds and a large summerhouse.

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

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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)

