



## SUMMERSMEAD

Clapton, TA18 8PY

Price Guide £370,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

PUBLIC NOTICE - Summersmead Clapton - We are in receipt of an offer of £370,000 Accepted subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. A fantastic opportunity to purchase a four bedroom detached barn conversion situated in Clapton. The property benefits from generous gardens, a pleasant outlook to the rear and ample driveway parking. In brief the accommodation comprises entrance hall, cloakroom, dining room, sitting room, kitchen/breakfast room, utility room, inner hallway, four bedrooms, ensuite to the master and a family bathroom. The property could do with cosmetic updating with no onward chain.

## Situation

The village is within convenient access to Crewkerne is an active market town, 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

Crewkerne 3 miles, there is a mainline rail link to London (Waterloo), Taunton 21.7 miles. The Jurassic Coast 12.5 miles.

## Local Authority

Somerset Council Council Tax Band: F  
 Tenure: Freehold  
 EPC Rating: F



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 74        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 27                      |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

## Entrance Hall

Flagstone flooring and a radiator.

## Cloakroom

Low level WC, wash hand basin with tiled splasbacks, radiator and an extractor fan.

## Dining Room

14'9" × 10'5" (4.5 × 3.2)

With dual aspect windows to the front and rear, radiator, flagstone flooring and beams.

## Sitting Room

16'4" × 14'9" (5.0 × 4.5)

With dual aspect windows to the front and rear and double doors opening out into the garden. Two radiators, flagstone flooring and beams.

## Kitchen/Breakfast

15'5" × 15'1" (4.7 × 4.6)

With dual aspect windows to the side and rear aspects and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated electric oven, hob and cooker hood over. Space for dishwasher and fridge/freezer. Window seat, two radiators and spotlights.

## Utility Room

With a window to the rear aspect. Stainless steel sink/drainers, base units, space for tumble dryer, washing machine and an oil fired central heating boiler.

## Inner Hall

With dual aspect windows to the rear and side aspects, wooden flooring and two radiators. Storage cupboard housing the immersion tank.

## Master Bedroom

13'5" × 13'5" (4.10 × 4.10)

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

## Ensuite

Suite comprising large shower cubicle, low level WC, wash hand basin, light/shaver point, extractor fan and tiling to all splash prone areas.

## Bedroom Two

12'5" × 10'5" (3.8 × 3.2)

With two windows to the side aspect, beams, built in wardrobe and a radiator.

## Bedroom Three

13'9" × 10'5" (4.2 × 3.2)

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

## Bedroom Four

13'5" × 9'6" (4.10 × 2.9)

With a window to the side aspect, radiator and access to the loft.

## Bathroom

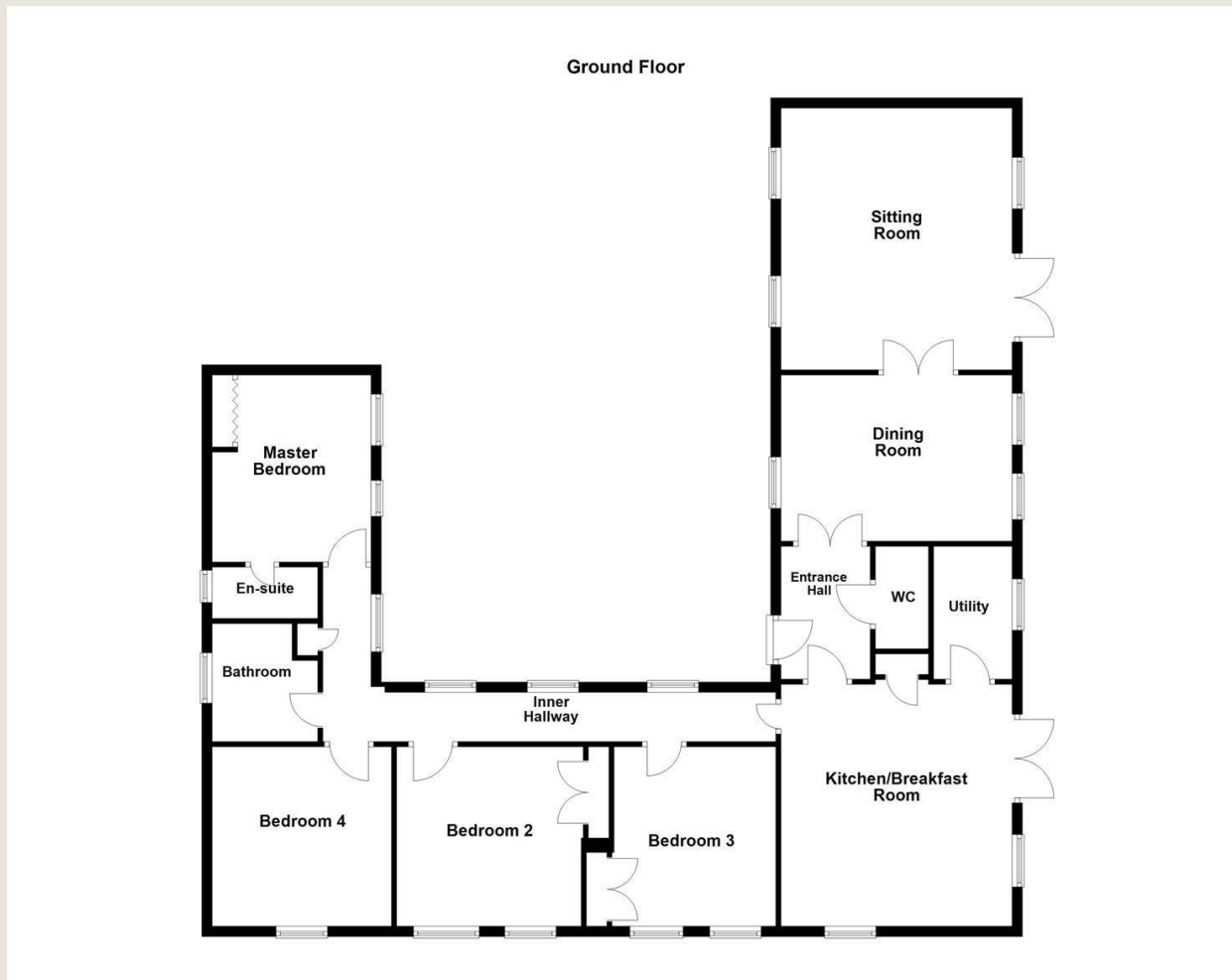
Suite comprising bath with hand held shower over, low level WC, bidet, wash hand basin, extractor fan, radiator and tiling to all splash prone areas.

## Outside

To the front there is ample driveway parking. To the rear the garden is mainly laid to lawn, patio area, oil tank, a river runs along the bottom of the garden and pleasant views over countryside.

## Agents Note

Council Tax Band - F. The neighbouring property has a right of way over the driveway to theirs. Oil fired central heating. The property is being sold for a corporate client, not all material information is known, if you have any specific questions please contact the office. There is a £58.50 compliance fee, paid for by the buyer to the corporate client.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

