
 **2**
Bedrooms

 **1**
Bathroom



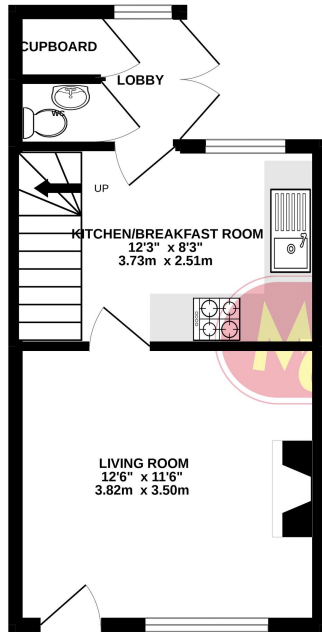
A stunning two-bedroom cottage set in the heart of Misterton, offering charm, comfort and modern convenience. The property benefits from double glazing, gas central heating, a multi-fuel stove, and is available with no onward chain, making it an appealing opportunity for a range of buyers.

The ground floor accommodation includes a welcoming living room with multi-fuel stove, a kitchen-breakfast room large enough to accommodate a small table, a rear lobby, and a cloakroom. On the first floor there are two bedrooms and a well-appointed shower room.

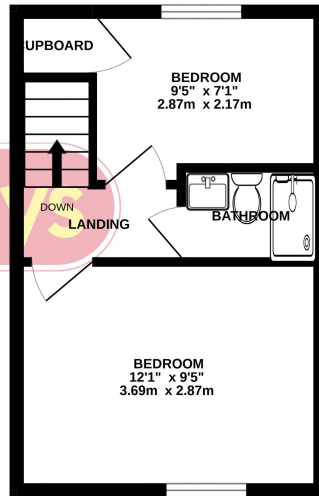
Outside, the cottage enjoys beautifully kept front and rear gardens, both designed for low maintenance with well-stocked borders providing colour and interest throughout the seasons.

Misterton is an attractive village characterised by period properties and lies close to the market town of Crewkerne. Crewkerne offers a wide range of shops and amenities, together with a mainline railway station on the London Waterloo-Exeter line and excellent access to the A303. The regional centres of Yeovil and Taunton are within easy motoring distance, and the World Heritage coastline is approximately 30 minutes away by car.

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 1 South View, Middle Street, Crewkerne, Somerset, TA11

