



## 2 BRIDGE FARM CLOSE SILVER STREET

Misterton, TA18 8RD

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented and spacious terrace home situated in the popular village of Misterton. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room, kitchen, two double bedrooms and a bathroom. To the rear the garden is enclosed, a pedestrian gate leads to the allocated parking space and a great garage.

## 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: C

Tenure: Freehold

EPC Rating:



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

# PROPERTY DESCRIPTION

## Entrance Hall

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

## Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback and a radiator.

## Sitting Room

11'8" × 10'7" (3.56 × 3.23)

With a window to the front aspect, gas fire and a television point.

## Dining Room

10'5" × 8'9" (3.18 × 2.69)

With patio doors to the rear aspect opening out into the garden and a radiator.

## Kitchen

10'4" × 8'5" (3.16 × 2.57)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. one and a half bowl sink/drain, electric oven, gas hob with an extractor fan over, integrated dishwasher and fridge/freezer. space for washing machine. Wall mounted gas central heating boiler and tiling to all splash prone areas.

## Landing

Useful fold down desk/study area, loft access.

## Bedroom One

14'1" × 11'7" (4.30 × 3.55)

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

## Bedroom Two

10'10" × 10'8" (3.32 × 3.26)

With a window to the rear aspect and a radiator.

## Bathroom

6'4" × 6'4" (1.94 × 1.94)

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

## Outside

To the front, paved steps to the front door, shingle area and flower borders. To the rear the garden is enclosed, laid to lawn, tap, gate to the rear and patio abutting the rear of the property.

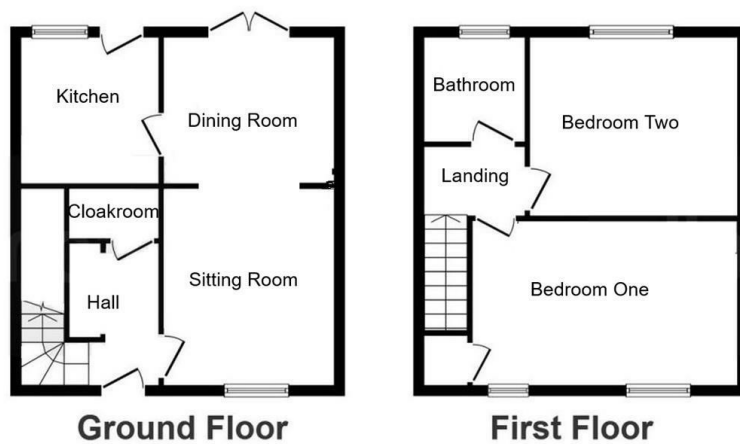
## Garage/Parking

17'10" × 10'0" (5.46 × 3.06)

Garage with light, power and boarded loft storage, allocated parking space opposite the garages.

## Agents Note

Council Tax Band - C. Mains drainage, water, gas and electricity. There is an informal arrangement for the upkeep of the communal areas.



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)

