



**459 WESTON STREET**

East Chinnock, BA22 9EQ

**Price Guide £290,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A two bedroom detached home situated in a popular village location. The property benefits from character features throughout, generous rear garden and private parking for two cars. In brief the accommodation comprises porch, sitting room, kitchen/dining room, two double bedrooms and a shower room.

## Situation

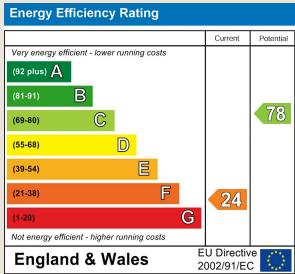
East Chinnock is a popular village between the towns of Yeovil and Crewkerne, both of which have mainline rail services to London Waterloo. The village has a church, hall and play area along with lovely walks through the surrounding countryside.

## The local area

Yeovil, 4.9 miles / Taunton, 24.3 miles / Dorset Coast, 17.5 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: F



# PROPERTY DESCRIPTION

## Porch

With a window to the side aspect and a door into:

## Sitting Room

14'0" × 12'4" (4.27 × 3.78)

With dual aspect windows to the front and side. Hamstone fireplace housing the multi-fuel stove, electric wall heater, and character beams.

## Kitchen/Dining Room

14'0" × 12'5" (4.27 × 3.79)

With dual aspect windows to the side and rear aspects. Fitted kitchen comprising wall and base units, drawers and solid wood work surfaces over. Sink/drain, space for cooker, washing machine and fridge/freezer. Attractive hamstone chimney breast, character beams and tiling to all splash prone areas. Stairs rising to the first floor.

## Landing

Electric panel heater and doors into:

## Bedroom One

11'9" × 11'0" (3.59 × 3.37)

With a window to the rear aspect with views across the garden.

## Bedroom Two

13'0" × 9'0" (3.97 × 2.76)

With a window to the front aspect and beams.

## Shower Room

With a window to the front aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity inset, heated towel rail and tiling to all splash prone areas.

## Outside

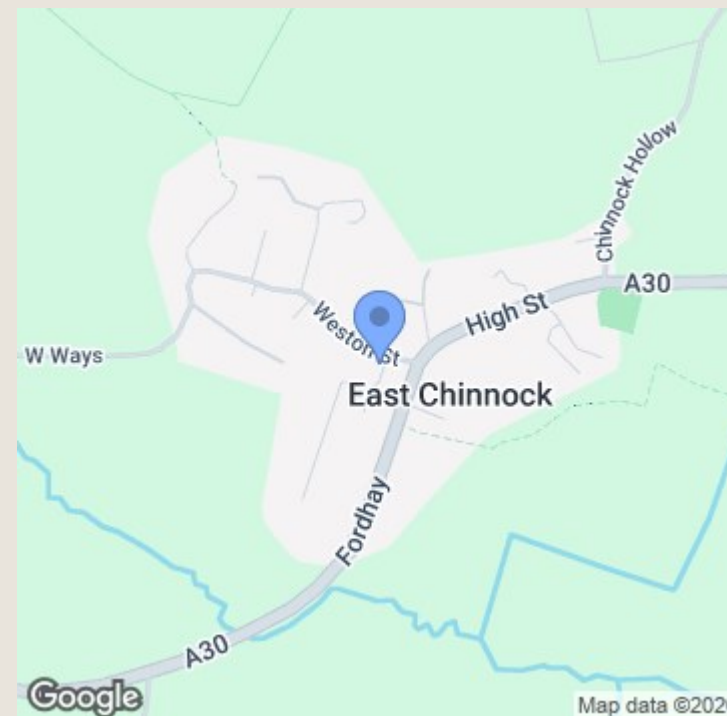
To the front there is driveway parking for two cars. To the rear the garden is a lovely size, enclosed, mainly laid to lawn, shed, summerhouse, patio and pleasant shingled seating area.

## Agents Note

Council Tax Band - C. Mains water, drainage and electricity.



Total floor area 67.7 m<sup>2</sup> (729 sq.ft.) approx



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)

