



2 CHURCH CLOSE

West Chinnock, TA18 7PZ

Offers Over £165,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming Grade II Listed cottage situated in a popular village location. The property benefits from character features including stone mullion windows, window seat, woodburning stove and a pleasant garden. The accommodation in brief comprises sitting room, kitchen, two bedrooms and a bathroom. Stone outbuilding, No onward chain.

Situation

West Chinnock is an attractive village set in undulating Somerset countryside about 4 miles from Crewkerne and 7 from Yeovil. The village offers primary school, church and public house whilst town amenities are available at Yeovil and Crewkerne.

The local area

Yeovil, 7.7 miles / Taunton, 22.8 miles / Dorset Coast, 17.6 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 95 |
| (92 plus) A | | |
| (81-91) B | | |
| (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

Sitting Room

13'5" × 11'10" (4.09 × 3.63)

With a stone mullion window to the front aspect, window seat, woodburning stove, electric wall heater.

Kitchen

13'5" × 6'11" (4.09 × 2.13)

With a stone mullion window to the rear aspect. Kitchen comprising base units, stainless steel sink/drain, space for electric cooker and tiling to all splash prone areas. Spotlights, beams and stairs rising to the first floor.

Landing

Airing cupboard housing the hot water cylinder.

Bedroom One

10'0" × 9'2" (3.06 × 2.81)

With a stone mullion window to the rear aspect and beams, electric wall heater.

Bedroom Two

10'4" × 8'3" (3.15 × 2.54)

With a stone mullion window to the front aspect, electric wall heater.

Bathroom

With a stone mullion window to the front aspect. Suite comprising paneled bath, low level WC and a wash hand basin.

Outside

To the front the garden is laid to shingle, mature shrubs and a pleasant seating area. Shared path with the neighbouring property to the front door.

Stone Outbuilding

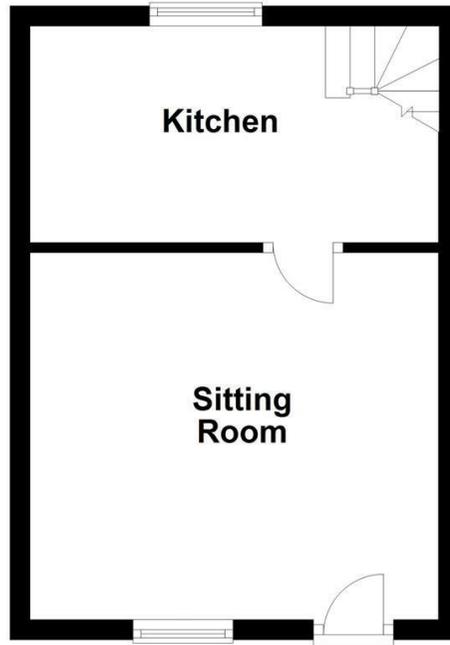
12'1" × 7'7" (3.70 × 2.33)

Ideal storage area.

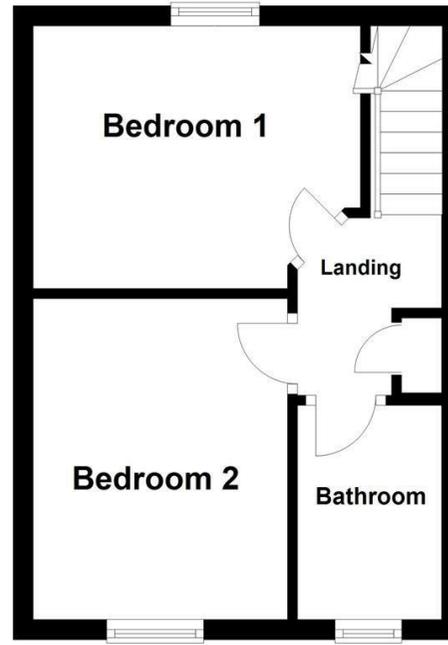
Agents Note

Council Tax Band – C. Mains water, drainage and electricity. The woodburning stove is not currently working. The property is Grade II Listed. There is a common pathway in front of the property for residents to access. You have a right of access via the Church to maintain the rear of the property. The property is being sold with no onward chain.

Ground Floor



First Floor



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)

