

CHERRY COTTAGE SILVER STREET

Misterton, TA18 8NG

Price Guide £320,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A fantastic opportunity to purchase a three bedroom semi-detached home with the benefit of parking and a garage. The accommodation is well presented throughout and in brief comprises porch, sitting room, open plan kitchen/dining room, cloakroom/utility, three bedrooms and a large bathroom with a bath and separate walk in shower. The garden is enclosed and a good size.

Situation

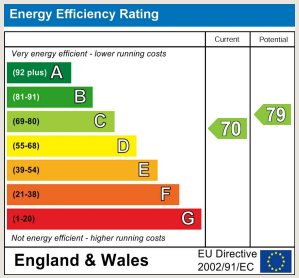
Misterton is a small village located South of Crewkerne but within a short walk of Crewkerne Train Station, amenities including church, village hall, cafe, public house, garage/filling station and a tennis club. Near to Crewkerne, which offers a good range of amenities including a Waitrose store, Lidl, 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 / Castle Cary 21 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: C













PROPERTY DESCRIPTION

Porch
With a window to the front aspect and a door into:

Sitting Room
17'8" x 13'8" (5.39 x 4.18)
With two windows to the front aspect. Woodburning stove, wall lights, radiator and stairs rising to the first floor.

Kitchen/Dining Room
18'2" x 16'0" (5.54 x 4.89)
With dual aspect windows to the side and rear aspects and a door to the side. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, integrated electric oven, hob and an extractor over. Integrated dishwasher, space for fridge/freezer and modern splashbacks. Breakfast bar and a radiator.

Cloakroom/Utility Room
With a window to the rear aspect. Low level WC, wash hand basin with tiled splashbacks and space for washing machine.

Landing
Access to the loft and a storage cupboard housing the gas central heating boiler.

Bedroom One
16'0" x 8'4" (4.88 x 2.55)
With a window to the rear aspect, radiator and a built in wardrobe.

Bedroom Two
13'9" x 7'1" (4.21 x 2.17)
With a window to the front aspect and a radiator.

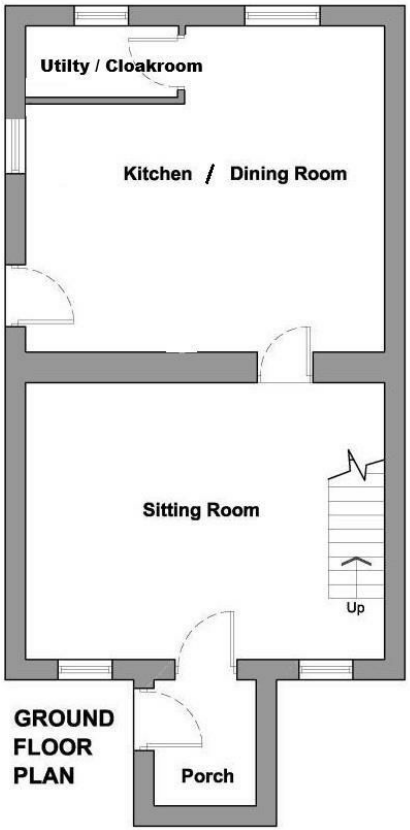
Bedroom Three
10'10" x 8'10" max (3.31 x 2.71 max)
With a window to the front aspect and a radiator.

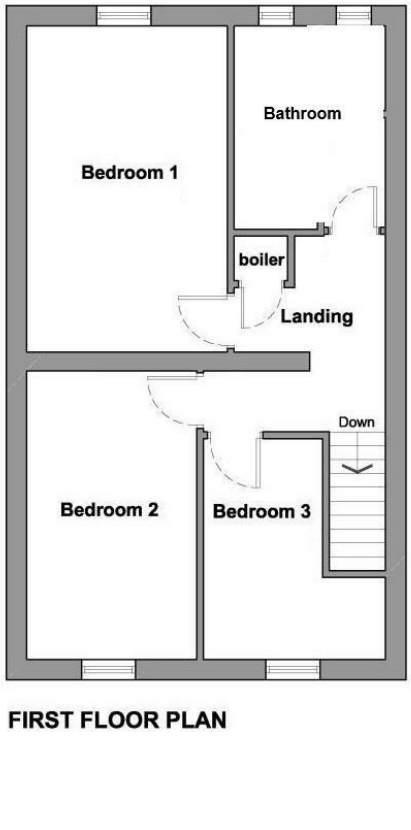
Bathroom
With two windows to the rear aspect. Suite comprising panelled bath, separate walk in shower cubicle, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside
The garden is predominantly to the front, a good size, mainly laid to lawn, mature shrubs, trees, raised beds and a pleasant seating area. To the rear there is a large shingled area leading to the garage.

Garage
16'3" x 8'9" (4.97 x 2.69)

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The driveway is shared with the neighbouring property. The sellers believes the garage roof may contain asbestos, a buyer is to carry out their own investigations.







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)

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