



22 PACKERS WAY

Misterton, TA18 8NY

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow situated in a popular location. The property has been well maintained and in brief the accommodation comprises porch, entrance hall, sitting room, kitchen, conservatory, two double bedrooms and a large bathroom. To the side and rear the garden is enclosed and driveway parking leads to the garage. Viewing advised with no onward chain.

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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

With windows to the front and side aspects and a door into:

Hallway

Airing cupboard, access to the loft, radiator and a door into the garage.

Sitting Room

17'5" × 13'8" (5.33 × 4.19)

With a window to the front aspect, stone fireplace with gas point and electric fire, and a radiator.

Kitchen

10'11" × 9'1" (3.35 × 2.79)

With a window to the rear aspect and a door opening out into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, dishwasher, electric oven, hob and an extractor fan over. Space for washing machine. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

Conservatory

Built of uPVC construction, windows and french doors to both sides opening out onto the garden.

Bedroom One

14'7" × 8'11" (4.47 × 2.72)

With a window to the rear aspect, built in wardrobes and a radiator.

Bedroom Two

12'9" × 8'0" (3.89 × 2.44)

With a window to the rear aspect, built in wardrobes and a radiator.

Bathroom

11'0" × 6'5" (3.37 × 1.96)

With a window to the side aspect. Suite comprising double ended bath,

large walk in shower, wash hand basin, low level WC, two heated towel rails and paneling to all splash prone areas.

Garage

16'6" × 8'9" (5.04 × 2.67)

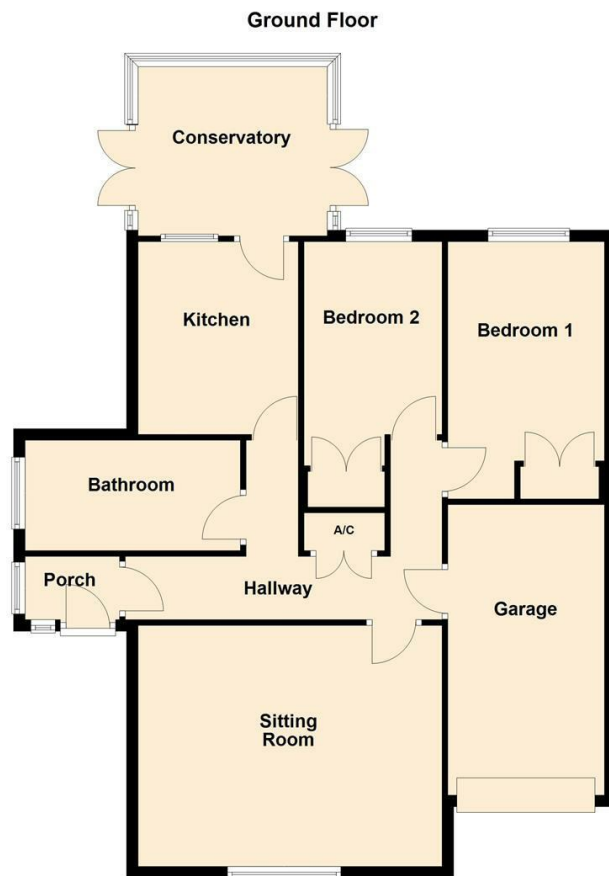
With an up and over door, light and power.

Outside

To the front the garden is laid to lawn, shrub borders and driveway parking leads to the garage. To the rear the garden is enclosed, low maintenance paving, terrace seating area with graveled flower borders and an outside tap. The garden extends to the side of the property with side gate.

Agents Note

Council Tax Band - C. Mains water, gas, drainage and electricity. The boiler was last serviced in May 2026. The conservatory was erected in 2016. The seller extended the bathroom and added the porch in 2017. The property is being sold with no onward chain.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

