



NEWLEIGH PUDDLETOWN

Haselbury Plucknett, TA18 7NZ

Guide Price £595,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious detached four double bedroom family home backing onto farmland with nice size garden, ample parking and double garage. This individual property has been well maintained by the current owner.

Situation

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The local area

Yeovil, 8 miles / Taunton, 24 miles / Dorset Coast, 16 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Council Tax Band:
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	63	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

Covered Porch

Double glazed front door.

Reception Hall

13'5" x 11'5" (4.09 x 3.48)

Two windows to the front aspects, stairs to the first floor galleried landing, under stairs storage cupboard, radiator.

Cloakroom

Window to the front aspect, low level W.C, wash hand basin, extractor fan.

Sitting Room

23'5" x 12'7" (7.14 x 3.84 (7.13 x 3.83))

Triple aspect room, stone fireplace, two radiators.

Dining Room

11'8" x 10'1" (3.56 x 3.07)

French doors to the rear garden, radiator.

Kitchen/Breakfast Room

20'3" x 12'3" max (6.17 x 3.73 max)

Windows to the side and rear aspects, fitted with a range of units with work tops, inset stainless steel sink/drainers unit, space for cooker, fridge, freezer, dishwasher, cupboard housing oil fired boiler, radiator.

Utility Room

11'11" x 5'6" (3.63 x 1.68)

Window to the front aspect and door to the rear garden, range of units with worktop, inset stainless steel sink unit, space and plumbing for washing machine, door to double garage.

First Floor Galleried Landing

14'8" x 10'0" (4.47 x 3.05)

Window to the front aspect, airing cupboard, loft access.

Master Bedroom

13'3" x 12'7" (4.04 x 3.84)

Window to the rear aspect with views across adjoining fields, radiator, door to:

En-Suite

Window to the rear aspect, shower, low level W.C, wash hand basin, extractor fan.

Bedroom Two

11'7" x 11'5" (3.53 x 3.48)

Window to the rear aspect with views over adjoining fields, radiator.

Bedroom Three

12'5" x 10'5" (3.78 x 3.18)

Window to the front aspect, radiator.

Bedroom Four

12'7" x 9'11" (3.84 x 3.02)

Window to the front aspect, radiator.

Bathroom

8'6" x 7'10" (2.59 x 2.39)

Window to the rear aspect, suite comprising paneled bath with shower mixer tap, separate shower cubicle, low level W.C, wash hand basin, radiator, extractor fan.

Outside

The property is approached with a driveway providing ample parking and leading to a double garage. Side gates to both sides for full access to the rear. The rear garden is a good size backing onto a field, mainly laid to lawn with patio area.

Double Garage

20'6" x 19'11" (6.25 x 6.07)

Window to the rear, light and power connected. Door to further downstairs W.C with door to the rear garden.



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

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crewkeme@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)

