



11 PACKERS WAY

Misterton, TA18 8NY

Price Guide £358,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom detached home situated in a popular village location. The property in brief comprises entrance hall, cloakroom, kitchen, utility room, sitting/dining room and a conservatory. Upstairs four bedrooms and a bathroom. To the rear the garden is enclosed and driveway parking leads to the garage.

Situation

Situated in Misterton but near Crewkerne, which is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, 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 is within walking distance.

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

South Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Radiator and stairs rising to the first floor.

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashbacks, radiator and an extractor fan.

Sitting/Dining Room

23'7 × 10'11 (7.19m × 3.33m)

With a window to the front aspect and patio doors to the rear aspect opening out onto the conservatory and two radiators.

Kitchen

13'0 × 9'0 (3.96m × 2.74m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, integrated dishwasher, fridge, electric oven, hob and an extractor fan over. Radiator and modern splashbacks.

Utility Room

9'0 × 6'8 (2.74m × 2.03m)

With a window to the rear aspect and a door to the side opening out into the garden. A range of wall and base units, space for washing machine, fridge/freezer, radiator and modern splashbacks.

Conservatory

13'3 × 12'4 (4.04m × 3.76m)

Built of uPVC construction, windows, tiled flooring, radiator and french doors to the rear opening out onto the garden.

Landing

Airing cupboard and access to the loft.

Bedroom One

17'8 max × 10'5 max (5.38m max × 3.18m max)

With a window to the front aspect, radiator and a built in wardrobe.

Bedroom Two

14'3 × 9'3 (4.34m × 2.82m)

With a window to the front aspect and a radiator.

Bedroom Three

12'5 × 10'6 (3.78m × 3.20m)

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

Bedroom Four

10'10 × 8'11 (3.30m × 2.72m)

With a window to the rear aspect and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, radiator, shaver point and tiling to all splash prone areas.

Outside

To the front the garden is mainly laid to lawn, shingle areas and driveway parking leads to the garage. To the rear the garden is enclosed, mainly laid to lawn, shingle areas, a pleasant seating area, shed and patio abutting the rear of the property.

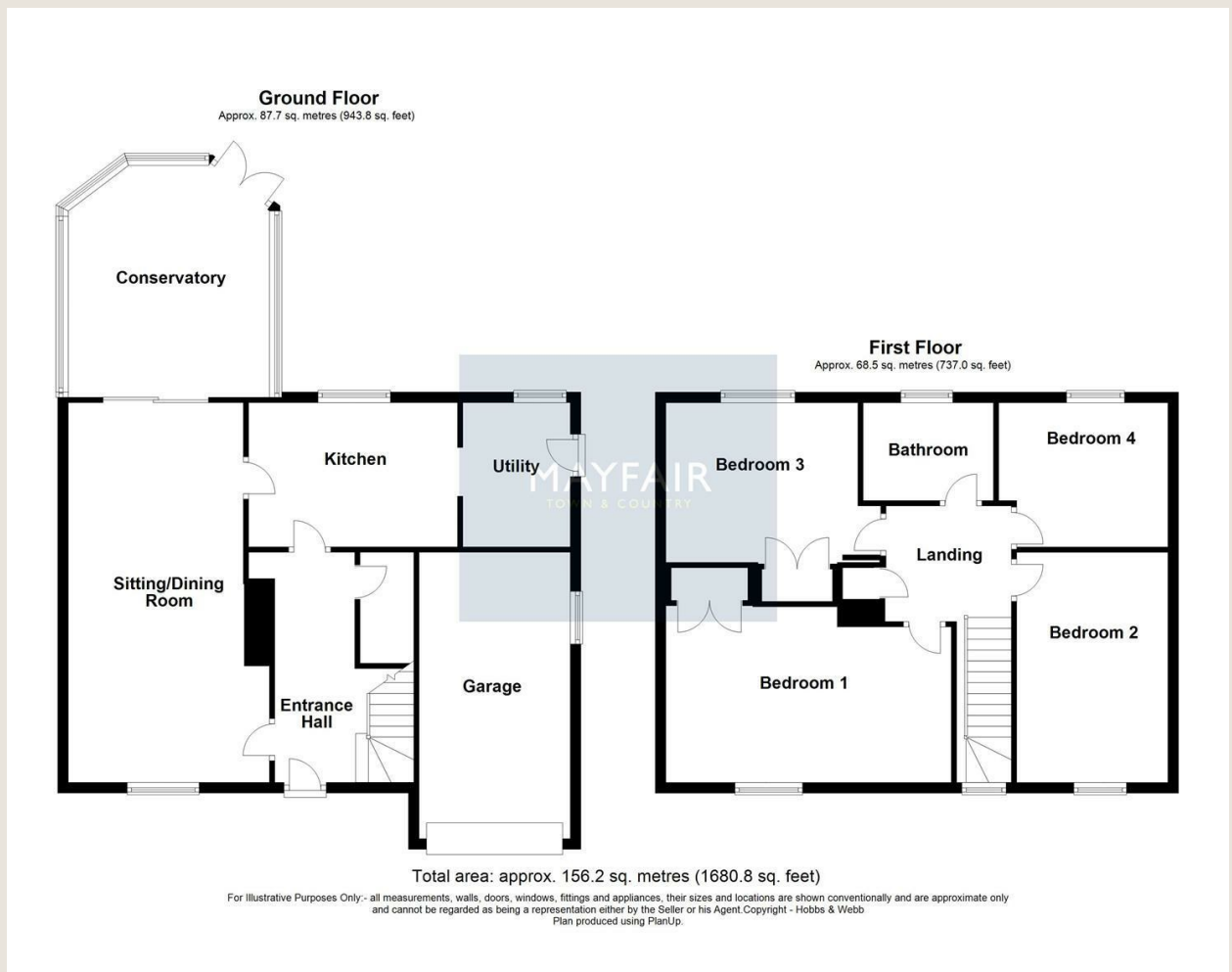
Garage

17'11 × 9'5 (5.46m × 2.87m)

Up and over door, light, power and a wall mounted Valliant gas central heating boiler.

Agents Note

Council Tax Band E. Broadband speed, FTTC. Mains gas, water, drainage and electricity.



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

01460 74200

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)

