



## 1 THE COTTAGE WATERY LANE

Hewish, TA18 8QX

Price £215,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming two bedroom cottage situated in a rural position. The property benefits from a wood burning stove, lovely front garden, parking and a car port. In brief the accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

## Situation

The village is within convenient access to Crewkerne 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.

## The local area

Crewkerne 1.7 miles, there is a mainline rail link to London (Waterloo), Taunton 20.9 miles. The Jurassic Coast 15.1 miles.

## Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating:



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

# PROPERTY DESCRIPTION

## Entrance Hall

9'6 × 7'10 (2.90m × 2.39m)

uPVC stable front door, under stairs storage cupboard and an electric heater.

## Sitting Room

12'8 × 11'2 (3.86m × 3.40m)

With a window to the side aspect and french doors opening out into the garden. Large stone fireplace with wood burning stove, wall light and an electric radiator. Stairs rising to the first floor.

## Kitchen

12'4 × 7'6 (3.76m × 2.29m)

With windows to the front and side aspects. Fitted kitchen comprising wall and base units with work surfaces over. Stainless steel sink/drain, Built in electric oven and hob, space for washing machine, under counter fridge and tiling to all splash prone areas. Electric radiator.

## Landing

With a window to the side aspect and an airing cupboard housing the hot water cylinder.

## Bedroom One

12'7 × 9'7 (3.84m × 2.92m)

With a window to the side aspect and an electric radiator.

## Bedroom Two

7'1 × 5'9 (2.16m × 1.75m)

With a window to the side aspect and an electric radiator.

## Bathroom

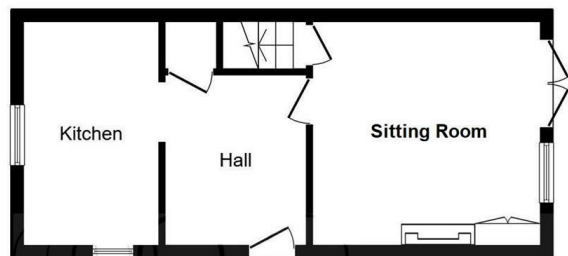
Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, electric towel rail and tiling to all splash prone areas.

## Outside

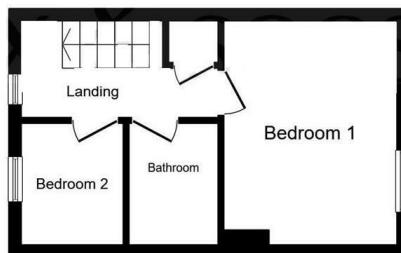
To the front of the property is the garden which is mainly laid to lawn with flower borders, pond and timber shed. gate leads to the driveway parking and car port.

## Agents Note

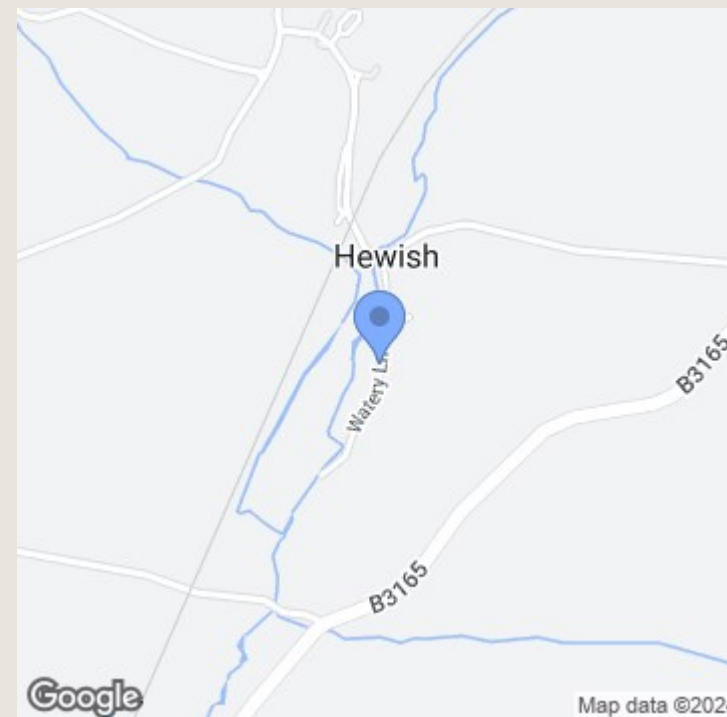
Council Tax Band – B. Mains water and electricity. The electric heating system was installed in 2017. Broadband speed: FTTC. The seller has loft spray installation installed, Evergreen Power LTD certificate issued June 2018, more information is available upon request. There is a right of way over the neighbouring property to access the shed/garden area, a statutory declaration is in place for the easement, the seller has used this during her ownership of 20 years. There is a septic tank which is situated on the neighbouring property and shared with next door, this was last emptied in October 2023.



**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](mailto: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)

