



4 WINTERFIELD

Crewkerne, TA18 7QU

Offers Over £210,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom home situated in a popular village location. The accommodation in brief comprises porch, entrance hall, sitting room, kitchen, dining room, shower room and three bedrooms. To the rear the garden is a good size and there is communal parking to the front.

Situation

Haselbury Plucknett is a pretty village, which has an active community. Village facilities include an excellent restaurant/public house, two churches, a popular first school and pre-school, all a short walk from the property. Situated close to the Dorset border, the village is in striking distance of the neighbouring towns of Crewkerne, Beaminster and Yeovil, all of which have excellent shopping facilities along with good schools, doctors and dentists surgeries. Mainline railway services (London – Waterloo 2½ hours) are available from the Crewkerne and Yeovil stations.

The local area

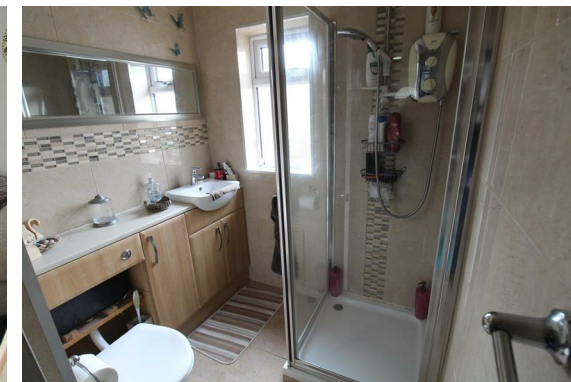
Yeovil, 8 miles / Taunton, 24 miles / Dorset Coast, 16 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(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

Porch

With a window to the side aspect.

Entrance Hall

Radiator and stairs rising to the first floor.

Sitting Room

14'11" × 13'2" (4.55m × 4.01m)

With a window to the front aspect, radiator, wooden flooring and a multifuel stove with surround.

Kitchen

14'11" × 7'11" (4.55m × 2.41m)

Dual aspect windows to the front and rear aspects and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, space for cooker, washing machine, tumble dryer and under counter fridge. Radiator, under stairs storage cupboard and tiling to all splash prone areas.

Dining Room

11'11" × 9'5" (3.63m × 2.87m)

With windows to the side aspects, wooden flooring and French doors opening into the garden.

Shower Room

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Landing

With a window to the rear aspect. Radiator and a storage cupboard.

Bedroom One

15'0" × 8'8" (4.57m × 2.64m)

With windows to the front and rear aspects, radiator and a large walk in wardrobe.

Bedroom Two

12'0" × 8'0" (3.66m × 2.44m)

With a window to the front aspect and a radiator.

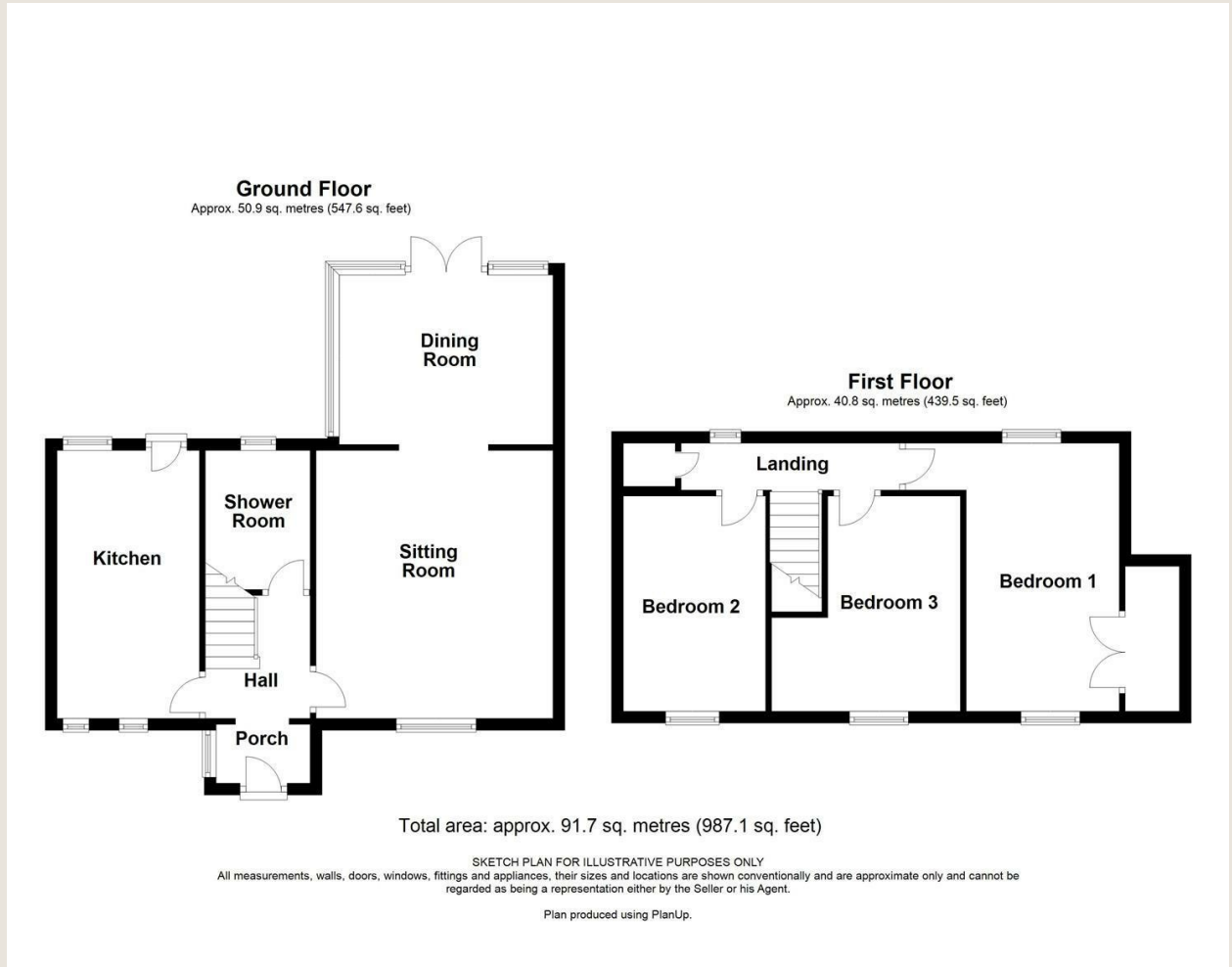
Bedroom Three

12'0" × 7'5" (3.66m × 2.26m)

With a window to the front aspect and a radiator.

Outside

To the front the garden is laid to lawn, a paved path leads to the front door and access to the rear garden. The rear garden is a lovely size, mainly laid to lawn with fields behind, shingle area, shed and patio abutting the rear of the property.



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)

