



**467 HYDE PARK**

East Chinnock, BA22 9EB

**Price Guide £275,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented three bedroom cottage with off road parking situated in a popular village location with no onward chain. In brief the accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, utility room, three bedrooms and a bathroom. To the rear the garden is enclosed and a gate leads to the parking area. End of Chain.

## Situation

East Chinnock is a popular village between the towns of Yeovil and Crewkerne, both of which have mainline rail services to London Waterloo. The village has a church, hall and play area along with lovely walks through the surrounding countryside.

## The local area

Yeovil, 4.9 miles / Taunton, 24.3 miles / Dorset Coast, 17.5 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset District Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(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

### Cloakroom

Suite comprising low level WC and a wash hand basin.

### Sitting Room

13'9 × 13'1 (4.19m × 3.99m)

With a window to the front aspect, wood burning stove and a night storage heater.

### Kitchen/Dining Room

21'7 × 9'8 (6.58m × 2.95m)

With two windows to the rear aspect and patio doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated oven, hob, extractor fan, fridge and tiling to all splash prone areas. Night storage heater and stairs rising to the first floor.

### Utility Room

With a window to the rear aspect. Wall and base units, work surfaces over and open storage shelves. Stainless steel sink/drainer, integrated dishwasher, space for washing machine and a larder storage cupboard.

### Landing

Access to the loft.

### Bedroom One

13'3 × 9'6 (4.04m × 2.90m)

With a window to the front aspect and a night storage heater.

### Bedroom Two

9'8 × 9'3 (2.95m × 2.82m)

With a window to the rear aspect, airing cupboard and a storage cupboard.

### Bedroom Three

11'1 × 7'10 (3.38m × 2.39m)

With a window to the front aspect and a night storage heater.

### Bathroom

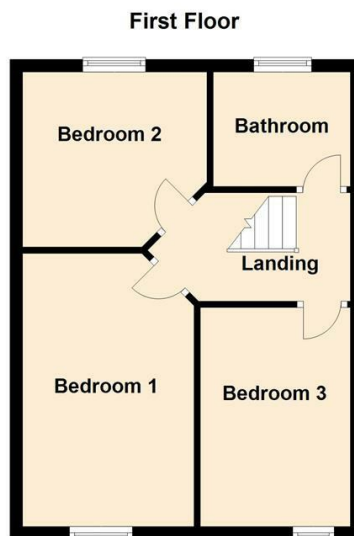
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, towel rail and tiling to all splash prone areas.

### Outside

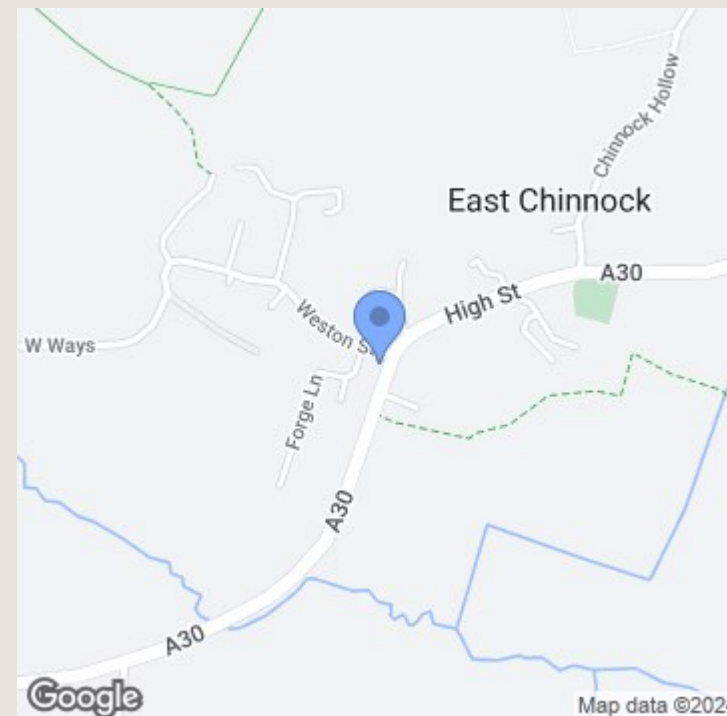
The garden is mainly laid to lawn with a paved path, garden shed and a gate leading to the parking area.

### Agents Note

Council Tax Band B. Broadband speed, FTTC. Mains water, drainage and electricity. Night storage heaters and wood burning stove.



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

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## IMPORTANT NOTICE

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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.
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