



## 2 BELLE VUE SILVER STREET

Misterton, TA18 8NJ

Price £290,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A beautifully presented three bedroom semi-detached home situated within a popular village location. The property has been tastefully renovated and in brief comprises entrance hall, sitting room, dining room, kitchen, utility room and a cloakroom. Upstairs three bedrooms and a bathroom. Outside, gardens wrap two sides of the property and a driveway provides off road parking for two cars.

## 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

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

24'10 × 3'2 (7.57m × 0.97m)

Stairs rising to the first floor, electric heater.

## Sitting Room

12'2 × 10'11 (3.71m × 3.33m)

With a window to the front aspect, fireplace housing the multifuel burning stove, shelving and storage cupboards and an electric heater.

## Dining Room

11'9 × 11'7 (3.58m × 3.53m)

With a window to the rear aspect, under stairs storage cupboard, electric heater, exposed floorboards and multifuel burning stove.

## Kitchen

12 × 9'4 (3.66m × 2.84m)

With a window to the side aspect and a door opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, space for cooker and fridge/freezer, integrated dishwasher and tiling to all splash prone areas.

## Utility Room

5'9 × 5'4 (1.75m × 1.63m)

Open plan from the kitchen, with a window to the rear aspect, wall and base units, work surfaces and space for washing machine and tumble dryer.

## Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashbacks and an electric heater.

## Landing

Access to the loft and a storage cupboard.

## Bedroom One

14'9 × 12'1 (4.50m × 3.68m)

With two windows to the front aspects, feature fireplace and an electric heater.

## Bedroom Two

11'9 × 9'3 (3.58m × 2.82m )

With a window to the rear aspect with views, built in wardrobe and an electric heater.

## Bedroom Three

8'6 × 7'2 (2.59m × 2.18m)

With a window to the rear aspect with views and an electric heater.

## Bathroom

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

## Outside

The garden is fully enclosed, mainly laid to lawn with shrubs, flower borders, pleasant seating area, pond and greenhouse. There is two brick built stores and gravelled off road parking area.

## Agents Note

Council Tax Band - C. Mains electricity, water and drainage. Electric heating, installed in 2023. Broadband speed, FTTC.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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### 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.
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