



STONELEIGH 12 STATION ROAD

Misterton, TA18 8LR

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A nicely extended three double bedroom family home on the fringe of the town and a stone throw from the main line station Crewkerne to London -Waterloo. The accommodation comprises entrance hall, sitting room, kitchen/diner, utility, cloakroom, three double bedrooms and bathroom. Good size front and rear gardens with ample parking area. One to view.

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

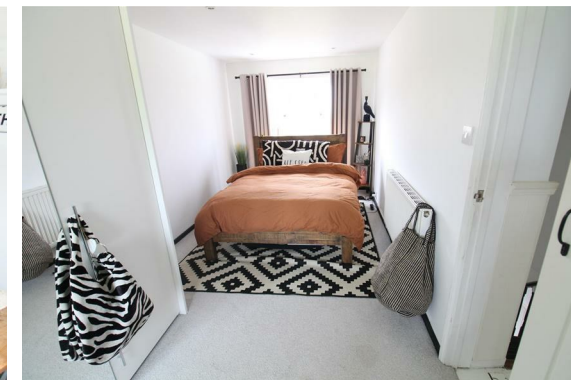
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	
EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor, radiator and an under stairs storage cupboard.

Sitting Room

20'2 × 10'11 max (6.15m × 3.33m max)

With a window to the front aspect and french doors to the rear opening out onto the garden, multi fuel burner, radiator.

Kitchen/Dining Room

20'2 × 8 (6.15m × 2.44m)

Windows to the front and rear aspects and rear door to the garden. Range of fitted units with work top over, built in oven and hob, space and plumbing for dishwasher and fridge/freezer, underfloor heating.

Utility Room

7'1 × 5'11 max (2.16m × 1.80m max)

Window to the rear aspect, space and plumbing for washing machine.

Cloakroom

Low level W.C, pedestal wash hand basin.

First Floor Landing

Loft access, airing cupboard.

Bedroom One

20'2 × 8 (6.15m × 2.44m)

Windows to the front and rear aspects, radiator.

Bedroom Two

14'1 × 9 (4.29m × 2.74m)

Window to the front aspect, built in cupboard, radiator.

Bedroom Three

10'10 × 10 (3.30m × 3.05m)

Window to the rear aspect, radiator.

Bathroom

7'1 × 5'4 (2.16m × 1.63m)

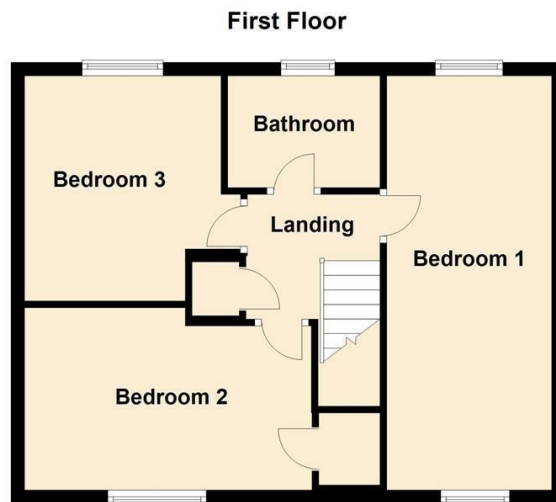
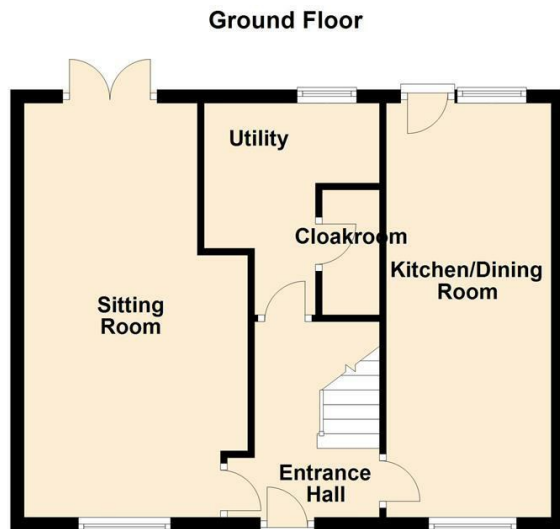
Window to the rear aspect, suite comprising paneled bath with shower over, low level W.C, pedestal wash hand basin, heated towel rail.

Outside

The property has a driveway providing ample off road parking. The rear garden is fully enclosed with two patio areas and the remainder laid to lawn backing onto a paddock.

Agents Note

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



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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.
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)

