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**3 PACKERS WAY
MISTERTON
CREWKERNE**

PRICE £335,000

A SPACIOUS DETACHED FOUR BEDROOM HOUSE SITUATED ON A LARGE CORNER PLOT IN THE HEART OF THIS POPULAR SOUTH SOMERSET VILLAGE.

3 Packers Way, Misterton, Crewkerne, Somerset, TA18 8NY

SITUATION

Misterton is a good size village which lies about two miles south of the small country market town of Crewkerne and within one mile of the main line railway station (Waterloo-Exeter). The village offers amenities including primary school, two public houses, church, local bus service and garage. The larger town of Yeovil is about ten miles, A303 trunk road about seven, Taunton and M5 motorway twenty miles and the Jurassic Coast at West Bay within thirteen miles. A much wider range of amenities is available in Crewkerne including supermarkets and recently opened Waitrose superstore, shops, chemists, banks, doctors surgery, leisure and recreational facilities, pubs, restaurants, schools and churches.

THE PROPERTY

The property is a modern detached house built in recent years of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation, which is of generous dimensions, benefits from gas fired central heating with radiators, double glazed windows and a large conservatory to the rear. An ideal family home and an internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE PORCH

Ceramic tiled flooring, door to

RECEPTION HALL

Laminate flooring, radiator, coved ceiling, built in storage cupboard.

SITTING ROOM

23' 6" x 10' 7" (7.16m x 3.22m) extending to 12' 7" (3.84m)

Attractive fireplace with cast iron multi fuel stove, TV aerial point, coved ceiling, window to front, two radiators, double glazed sliding patio doors to

CONSERVATORY

14' 7" x 12' 0" (4.44m x 3.65m)

Ceramic tiled flooring, double opening doors to outside.

KITCHEN

12' 8" x 8' 10" (3.86m x 2.69m)

One and a quarter bowl single drainer stainless steel inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, built in four ring electric hob, built in double oven, ceramic tiled flooring, built in fridge, inset ceiling spot lights, radiator.

UTILITY ROOM

8' 10" x 6' 8" (2.69m x 2.03m)

Single bowl inset stainless steel sink unit, rounded edge laminated worktops, range of wall units, space and plumbing for washing machine and dishwasher, ceramic tiled flooring, radiator, space for tumble dryer, fridge and freezer, door to outside.

DINING ROOM

13' 7" x 9' 1" (4.14m x 2.77m)

Inset ceiling spot lights, dual aspect windows, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, ceramic tiled flooring, wall mounted gas boiler supplying domestic hot water and water for central heating circulation.

FIRST FLOOR

LANDING

Access to roof space via folding loft ladder, window to front, airing cupboard with factory lagged hot water tank and electric immersion heater.

BEDROOM 1

18' 0" x 10' 7" (5.48m x 3.22m) max (into door recess)

Radiator, TV aerial point, built in wardrobe, window to front.

EN SUITE SHOWER

Corner entry glazed shower cubicle with thermostatic shower, vanity wash hand basin with cupboard under, low level WC, chrome ladder towel rail, shaver/light point, extractor fan, Dimplex wall heater, ceramic tiled flooring.

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BEDROOM 2

10' 7" plus door recess x 10' 1" (3.22m x 3.07m)

Built in wardrobe, radiator, window to rear.

BEDROOM 3

14' 2" x 9' 3" (4.31m x 2.82m)

Radiator, window to front.

BEDROOM 4

9' 1" x 9' 1" (2.77m x 2.77m)

Radiator, window to rear.

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Panelled bath with mixer tap shower, independent Mira Sport electric shower, pedestal wash hand basin, low level WC, shaver point, radiator, window to rear.

SEPARATE WC

Low level WC, wash hand basin, radiator, window to rear.

OUTSIDE

Front garden with driveway providing off road car parking, lawned area, side access with numerous log stores leading to enclosed rear garden mainly laid to lawn with paved patio area, flower beds, gravelled patio area, outside tap, lean to workshop/store, hot tub with cover.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band E. Annual amount payable for the current year £1948.74 (SSDC).

BROADBAND

Standard average broadband speed Mbps. (Information retrieved from Rightmove).

THE PROPERTY OMBUDSMAN

Lawrences Property Ltd is a member of the TPO scheme and subscribe to this code of practice.

DIRECTIONS

From our office in the Market Square proceed along Market Street and take the left hand fork into South Street (A356 Dorchester road). Continue out of Crewkerne and into the village of Misterton. Continue into the village and turn left into Silver Street opposite the primary school. Turn left into Packers Way when number 3 will then be found on the left hand corner as you turn into Packers Way.



VIEWING

By prior appointment call **01460 73777**

Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

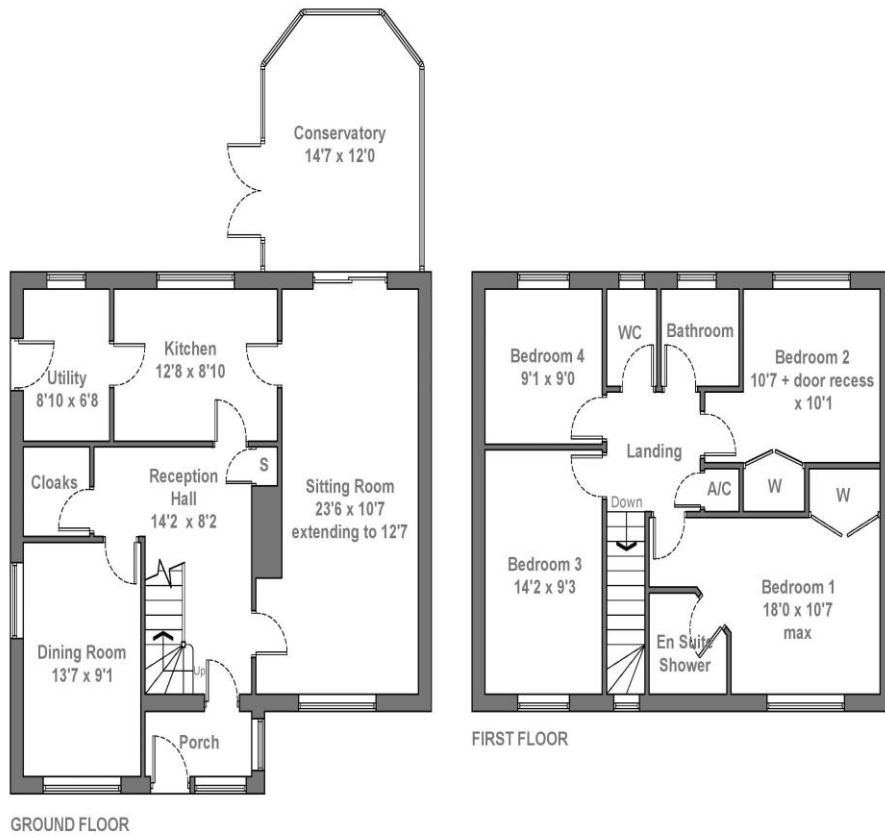
The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items will be included in the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

EPC to follow



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Drawing produced for illustrative purposes only. Please note that all measurements, positioning, and any other data shown are approximate and the drawing is not to scale.