Guide Price £270,000

East Sidings Drive, Misterton, Crewkerne, Somerset, TA18 8FL

Freehold

This spacious modern two bedroom semi-detached home is situated on the edge of the popular village of Misterton alongside the railway line and walking distance of the station. The property has been very well cared for by its only owner since new in 2021 and offers accommodation including an entrance area, cloakroom and a spacious open plan triple aspect living space with practical tiled flooring, well equipped modern fitted kitchen with granite work surfaces and benefiting from bi-folding doors opening to the rear garden. On the first floor there are two generous double bedrooms, both with fitted wardrobes and the family bathroom. There is ample driveway parking to the side leading to the single garage whilst to the rear there is a tastefully landscaped garden.

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The Property Ombudsman

14 East Sidings Drive, Misterton, Crewkerne,
Somerset, TA18 8FL

- Beautifully Presented Generously Sized Two bedroom Home
- Open Plan Living With Bi-Folding Doors To Garden & Modern Kitchen With Granite Work Surfaces
- Ground Floor Cloakroom
- Two Good Sized Bedroom Both With Fitted Wardrobes
- Attractive Rear Garden
- Driveway Parking & Single Garage
- Mains Gas Central Heating & Double Glazed
- Popular Village Location Close To Railway Station

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer.Such an appointment may be arranged through the **Sole Agents** on **01935 425115.**

The **ACCOMMODATION** comprises:

Entrance Area
As you enter the property you are greeted with a welcoming entrance area which opens to the living space. There is a fitted mat and recessed spot light.

Open Plan Living Space 8.18 m x 4.76 m (26'10" x 15'7")
The triple aspect living space is subtly zoned into three areas with a well equipped kitchen to the front which is fitted with a good selection of high gloss wall and base units with drawers and granite work surfaces above. The wall mounted gas fired combination boiler can be found neatly hidden in one of the wall units whilst the stainless steel sink with mixer tap can be found positioned under the front facing double glazed window. There is a built in electric oven with inset induction hob and extractor fan above and space is available for a fridge, freezer and washing machine. The peninsular breakfast bar provides the option of informal dining whilst to the end of the room there is space for a dining table and chairs. Double glazed windows face the side and rear with bi-folding doors opening to the rear garden. There is a useful under-stairs cupboard (plumbing), a radiator and recessed spot lighting. Stairs provide access to the first floor landing and a door opens to the cloakroom.

Cloakroom
The cloakroom is fitted with a low level WC and a wash basin with vanity unit beneath. There is an obscured front facing double glazed window and a heated towel rail.

First Floor Landing
Doors open to both the double bedrooms and the family bathroom. There are recessed spot lights and access is available to the loft.

Bedroom One 4.12 m x 3.10 m (13'6" x 10'2")
A good size double bedroom with two built in wardrobes with sliding doors. A double glazed window overlooks the rear garden. There is a ceiling light point and a radiator.

Bedroom Two 4.14 m x 2.75 m (13'7" x 9'0")
The second bedroom is also a double room and once again features a fitted wardrobe. There is a front facing double glazed window, a radiator and a ceiling light point.

Family Bathroom
Fitted with a white suite comprising panel enclosed bath with mixer tap and shower above with screen to side, a wash basin with mixer tap and vanity unit and a low level WC. The bathroom has tiling to three walls, a tall ladder style heated towel rail, an obscured side facing double glazed window, recessed spot lighting and an extractor fan.

Misterton
The village of Misterton lies approximately one mile south east of the Market town of Crewkerne and is within 13 miles of the Jurassic Coast. Within the village there are two cafes, a local pub, village hall, petrol station/shop and an independent cakes, preserves and cider store. One of the key benefits of the village is that Crewkerne Railway Station is here with direct access to London Waterloo and Exeter. The town of Crewkerne offers a great selection of independent shops and retailers, public houses, butchers, coffee shops and a museum. Local supermarkets include Waitrose and Lidl and there are three local primary schools within the town and a secondary school.

https://www.laceysyeovil.co.uk
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GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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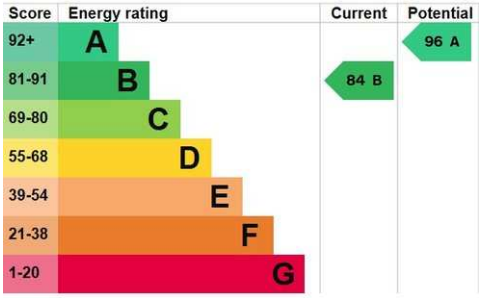

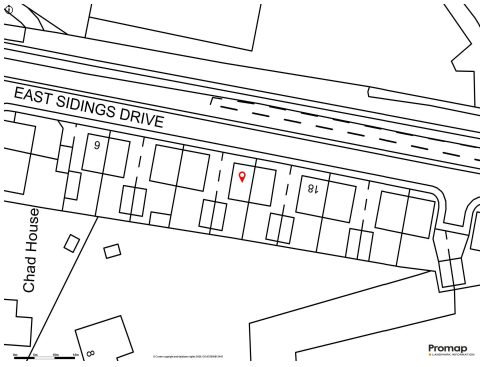

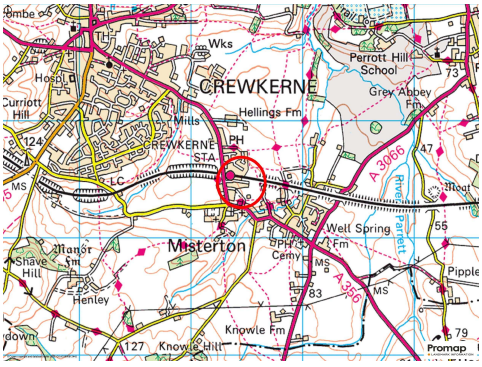

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Material Information applicable in all circumstances
Material Information
In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances
· Council Tax Band - C
· Asking Price - Guide Price £270,000
· Tenure - Freehold
Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax
Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions
· Property Type - Semi-Detached House
· Property Construction - Traditional
· Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
· Electricity Supply - Mains
· Water Supply - Mains/metered
· Sewerage - Mains
· Heating - Gas Central Heating- combi boiler- kitchen.
· Broadband - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker.
· Mobile Signal/Coverage - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage.
· Parking - Driveway Parking and Garage

Material Information that may or may not apply
· Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
· Restrictions - We recommend that you consult a conveyancer.

We'd recommend you review the Title/deeds of the property with your solicitor.
Restricted Covenants include; We recommend that consult a conveyancer.

Material Information that may or may not apply continued
· Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
· Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and a LOW Risk from Surface Water flooding (defined as a chance of flooding as 0.1% and 1%) . For detailed checks please visit the 'Long Term Flood Risk' on the government website.
· Coastal Erosion Risk - N/A
· Planning Permission - No records on the Local Authority's website directly affecting the subject property.
· Accessibility/ Adaptations - N/A
· Coalfield Or Mining Area - N/A
· Energy Performance Certificate (EPC Rating) -B

Other Disclosures
Listed Status- Not Listed
Article 4 Area- No
Conservation Area- No

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 30/07/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

No other Material disclosures have been made by the Vendor.