



**FOR SALE**

West Chinnock, TA18 7PY

£290,000



Full video walk - through



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Positioned in a cul de sac and with stunning countryside views, this light and airy three bedroom semi detached family home comes with the added benefit of off road parking. Presented in very good order, the accommodation comprises an inviting entrance hall with access to the spacious dual aspect lounge/diner, an extended kitchen/breakfast room and a useful lean to/utility room with door to the former garage which has been converted to a workshop/store. Upstairs are three good size bedrooms with lovely views and the family bathroom. To the rear of the property is a private enclosed garden with gated access to the side and to the front is a driveway providing off road parking. Offered with no chain and with scope to extend to the side (subject to planning permission), an early viewing comes highly recommended to fully appreciate all the possibilities that are on offer in this highly sought after village location.

£290,000





## LOCATION

West Chinnock is a well situated, yet quiet village with primary school, public house and church and offers a tranquil setting within easy striking distance of the main town of Crewkerne which is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

### Entrance Hall

Double glazed door to front, stairs to first floor, under stairs cupboard and storage area, laid to carpet and radiator.

### Lounge/Diner - 19' 4" x 13' 0" (5.885m x 3.952m)

Front and rear aspect double glazed windows, feature fireplace with solid fuel burner, laid to carpet and radiator.

### Kitchen/Breakfast Room - 17' 10" x 14' 11" (5.441m x 4.558m) 'L' shaped

Front and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob with extractor over, electric oven, integrated microwave oven, space for fridge/freezer, dishwasher (included), space for under counter fridge or freezer, tiled splash backs, vinyl flooring, radiator and door to lean to/utility room.

### Lean to Conservatory/Utility Room - 13' 7" x 6' 10" (4.150m x 2.086m)

Side and rear aspect double glazed windows, base unit with single bowl sink and worktop over, plumbing for washing machine, space for tumble dryer, vinyl flooring, double glazed door to side and door to former garage/workshop.

### Former Garage/Workshop - 18' 2" x 8' 5" (5.547m x 2.57m)

Front aspect double glazed window, rear aspect single glazed window, power, lighting and double glazed door to front. This former garage could easily be converted back by re-installing an up and over garage door to the front.

### Landing

Side aspect double glazed window, access to loft and laid to carpet.

### Bedroom One - 12' 10" x 9' 0" (3.906m x 2.742m)

Rear aspect double glazed window with stunning views, laid to carpet and radiator.

### Bedroom Two - 10' 9" x 10' 3" (3.276m x 3.115m)

Front aspect double glazed window with views, large cupboard, laid to carpet and radiator.

### Bedroom Three - 9' 6" x 7' 8" (2.897m x 2.34m)

Front aspect double glazed window with views, storage area with shelving above stairs, laid to carpet and radiator.

### Bathroom

Rear aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, tiled walls, vinyl flooring, extractor fan and chrome heated towel rail.



### Front Garden

Lawned area (LPG access cover) with planted borders enclosed by wall.

### Driveway

Driveway to front providing off road parking with gated access to side to rear garden.

### Rear Garden

Initial gravelled area with outside tap leading to lawn with planted borders, plum tree, shed enclosed by fencing and hedging with gated access to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

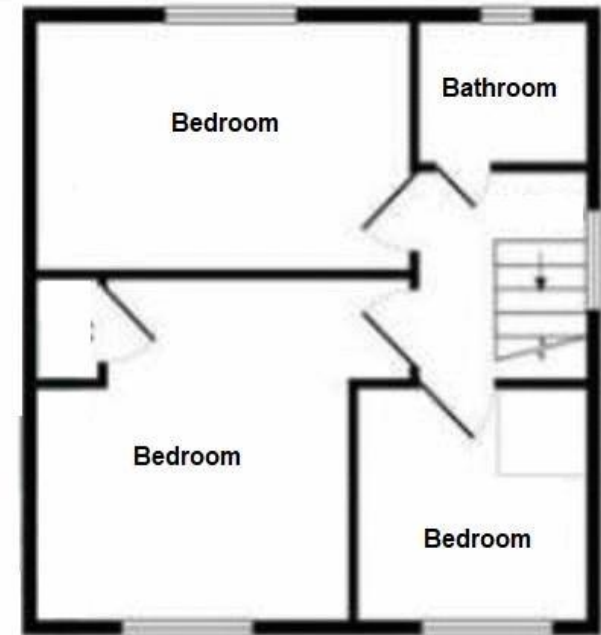
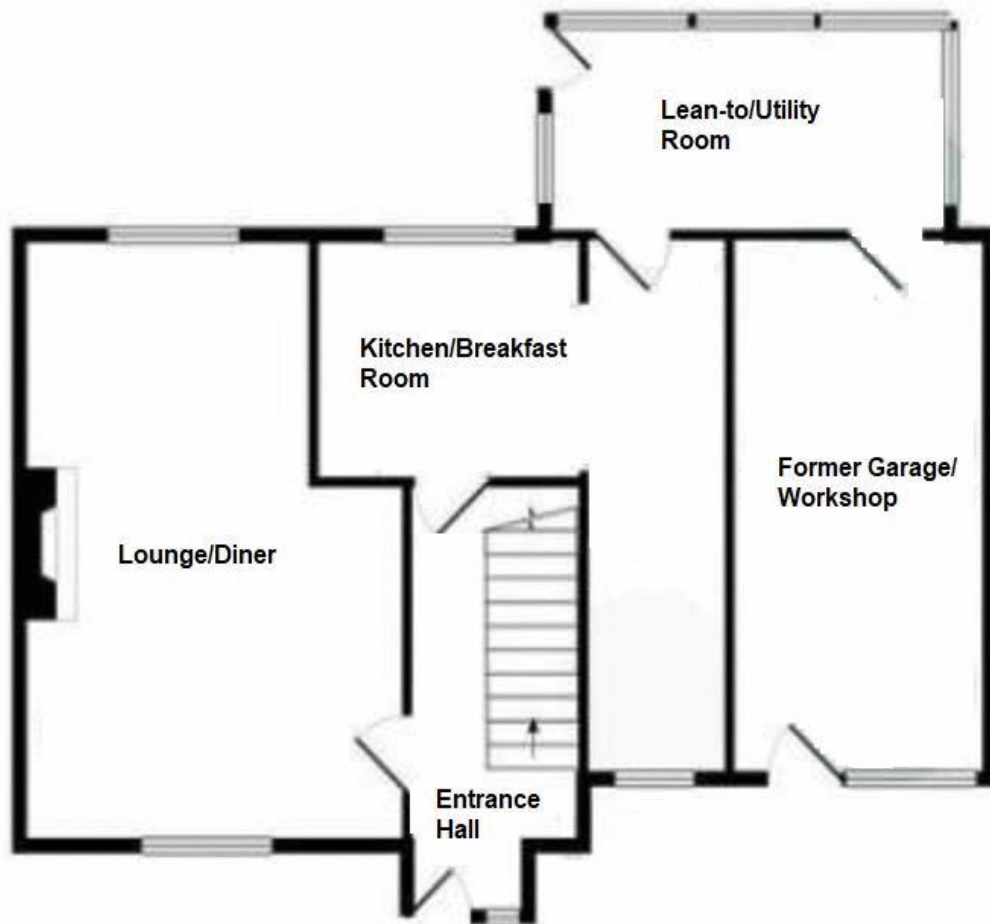
### Directions

From Crewkerne follow the A356 and take the turn signposted for West Chinnock. At the fork in the road take the left hand side. The turning for Rldgway can be found on the right hand side, continue up the hill and past the cul de sac on the right, where the property is located on the left hand side.

### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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