

# Towers Wills

Town & Country

Guide

£400,000



## Cobleigh, Claycastle, Haselbury Plucknett, Crewkerne, Somerset, TA18 7PB

Towers Wills welcome to the market this four bedroom family home situated in this highly desirable village location. The property would benefit from modernisation and offers tremendous potential and accommodation briefly comprises: reception hallway, cloak w.c, living room, dining room, kitchen/breakfast room, utility room, four bedrooms, bathroom, double garage, driveway, front and rear gardens. No onward chain.

### Key Features

- VIDEO TOUR AVAILABLE
- Four bedrooms
- Sought after village
- In need of some updating
- Extensive views
- Tremendous potential

### Reception Hallway

A spacious reception area with door to the front, window to the front, under stairs storage cupboard and radiator.

### Cloak W.C

Comprising w.c, wash hand basin, window to the front and radiator.

### Living Room

A spacious dual aspect family living area with window to the front, patio doors opening out to the rear garden, open fireplace and two radiators.

### Dining Room

Window to the rear, serving hatch, radiator.

### Kitchen/Breakfast Room

Comprising wall, base and drawer units, work surfacing with inset stainless steel sink/drainers, electric cooker point, radiator, space for fridge/freezer and door to utility room.

### Utility Room

With work surfacing, stainless steel sink/drainers, base units, space for tumble dryer, plumbing for washing machine, Grant oil fired central heating boiler, door to rear garden and garage.

### First Floor Landing

Stairs from reception hallway, window to the front, radiator and loft access.

### Bedroom One

Window to the rear, radiator, double built-in wardrobe and wash hand basin with vanity unit.

### Bedroom Two

Window to the rear, double built-in wardrobe and radiator.

### Bedroom Three

Window to the rear, double built-in wardrobe and radiator.

### Bedroom Four

Window to the front and radiator.

### Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, window to the front, radiator and airing cupboard.

### Outside

To the front of the property a driveway provides ample off road parking and turning.

### Double garage 5.5m x 4.80m

Up and over door, power and light door to utility room.

### Front garden

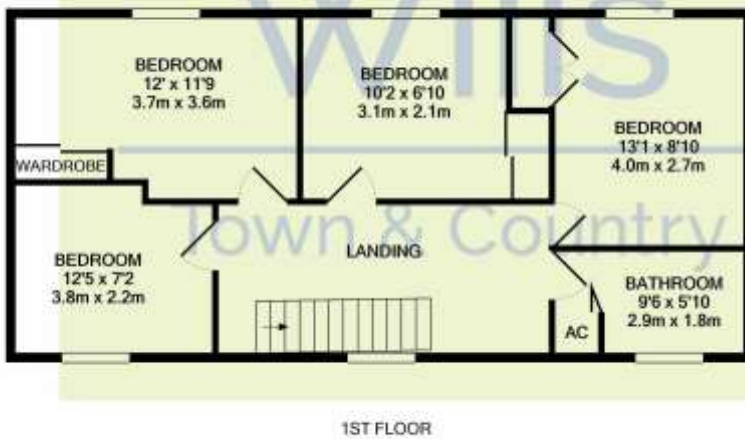
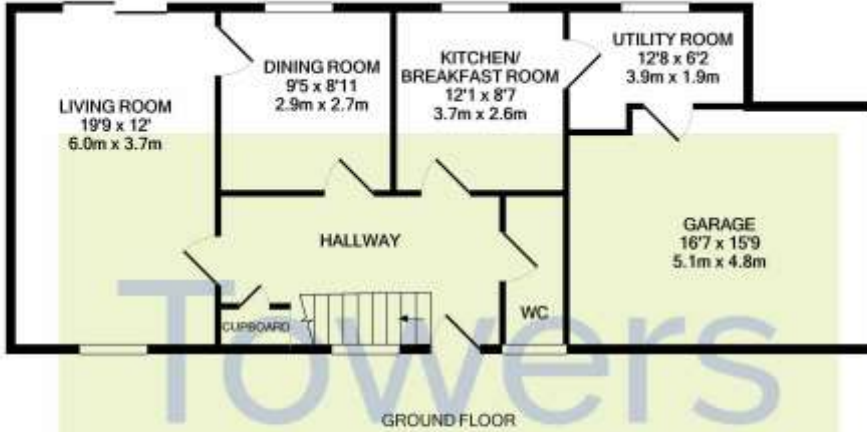
Being majority laid to lawn with planted trees and shrub borders. To the rear of the property is a good size rear garden, being majority laid to lawn with patio area, well stocked borders with a variety of mature plants, trees and shrubs.

Haselbury Plucknett has an active community. Village facilities include a public house, two churches, a first school and pre-school and buses to the surrounding areas. Perrott Hill prep school is within a mile and Wadham School is within 3 miles. The nearby towns of Crewkerne, Beaminster and Yeovil have excellent shopping together with other good local schools, doctors and dentists' surgeries. Mainline rail services (London - Waterloo 2 1/2 hours) are available from Crewkerne and Yeovil Junction stations. There are also extremely good road links, the village is located just off the A30 and the A37 can be found in Yeovil. The A303 trunk road is only a few miles away with the M5 junction 23 about 23 miles and the Jurassic coast 20 miles distant.



## Floor Plan

Energy Efficiency and Environmental Impact Pending



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**Towers Wills**

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