

# Towers Wills

Town & Country

£325,000



## Meadow View, 2 Portman Court, Middle Street, Misterton, Crewkerne, Somerset, TA18 8LU

Towers Wills are delighted to bring to market this well-presented detached home situated in the popular village of Misterton, near Crewkerne. The property itself is situated away from the main road and is just 0.5 miles to the local train station and enjoys countryside views from the rear garden that runs alongside the local stream - one to view to fully appreciate! Renovated in 2016 the property includes a modern kitchen, open plan dining area, downstairs cloakroom, double aspect lounge with open fire, conservatory and garage.

## Key Features

- Village location
- Three double bedrooms
- Countryside views
- Close to amenities
- Beautifully presented throughout
- En-suite

This well-presented detached home is situated in the popular village of Misterton, near Crewkerne just 0.5 miles to the local train station, which provides a rail service to Exeter and London Waterloo.

Tucked away from the main road in Portman Court, there is a single garage and off-road parking with the property. Finishing the property is the stunning, private rear garden that is largely laid to lawn with planted borders, vegetable beds and a patio from where one can enjoy stream and meadow views. Please contact Towers Wills for more information and to arrange a viewing: 01935 577032.

#### Entrance Hall

Double glazed door to the front, radiator, under stairs cupboard and alarm panel.

#### Kitchen 2.99m x 2.85m - maximum measurements

Fitted with a range of 17 wall, base and drawer units, work surfacing with stainless steel one bowl, space for washing machine, fridge freezer, integrated; dishwasher, gas hob with cooker hood, double oven. Archway through to the dining area and single glazed door to the garden.

#### Dining Area 2.72m x 2.77m - maximum measurements

Radiator, single glazed door to hallway and double glazed window to the rear garden.

#### Cloakroom

Double glazed window to the rear, w.c, wash hand basin and gas combi central heating boiler.

#### Lounge 3.40m x 5.97m - maximum measurements

Double glazed window to the front, two radiators, open fireplace and double glazed patio doors leading to the conservatory.

#### Conservatory 2.58m x 2.84m - maximum measurements

Brick based double glazed French doors leading to the rear, double glazed windows to the side and rear.

#### First Floor Landing

Double glazed window to the rear and loft hatch (boarded and insulated).

#### Bedroom One 4.05m x 3.40m - maximum measurements (includes en-suite)

Double glazed window to the rear and radiator.

#### En-suite

Suite comprising shower cubicle, w.c, wash hand basin, extractor fan, double glazed window to the front, heated towel rail and floor to ceiling storage cupboard.

#### Bedroom Two 2.77m x 2.99m - maximum measurements

Double glazed window to the front and radiator.

#### Bedroom Three 2.77m x 2.59m - maximum measurements

Double glazed window to the rear, radiator and double fitted wardrobe.



**Family Bathroom**

Suite comprising bath with mixer tap shower over, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

**Front Garden**

To the front is a path leading to the front door with planted beds, outside tap and a greenhouse. The path also leads out to the single garage and off road parking.

**Single Garage**

With 'up and over' door, power and light.

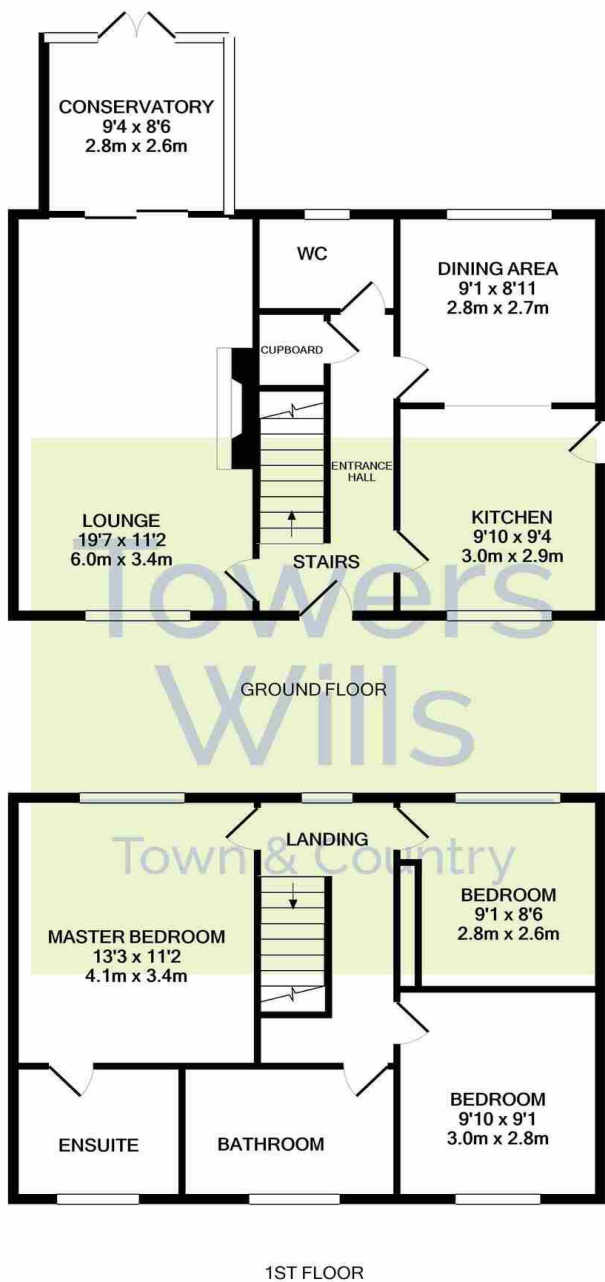
**Rear Garden**

The rear garden is mainly laid to lawn with patio area, wooden shed, vegetable beds and runs along side the stream.



Floor Plan

Energy Efficiency and Environmental Impact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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