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**16 WINYARDS VIEW
CREWKERNE
TA18 8HZ**

PRICE £325,000

**A BEAUTIFULLY PRESENTED DETACHED EXTENDED THREE BEDROOM
BUNGALOW SITUATED ON THE SOUTHERN SIDE OF CREWKERNE HAVING GOOD
SIZE GARDENS AND EXCELLENT VIEWS OVER FARMLAND AND ONTO DISTANT
HILLSIDES.**

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SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets including the recently opened Waitrose superstore, shops, chemists, banks, doctors surgery, leisure and recreational facilities, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

THE PROPERTY

The property is a modern detached bungalow built of traditional cavity wall construction with brick elevations under a tiled, felted and insulated roof. The accommodation, which has been very well maintained and extended by the present owner, benefits from gas fired central heating with radiators, double glazed windows, en suite shower room and solid wood internal replacement doors. An internal inspection is strongly recommended.

ENTRANCE HALL

Solid wooden flooring, coved ceiling, radiator, access to roof space, thermostatic control, airing cupboard with lagged hot water tank and electric immersion heater.

SITTING ROOM

15' 0" x 11' 4" (4.57m x 3.45m)

Polished stone fireplace with fitted Living Flame gas fire, picture double glazed sliding patio doors enjoying views to the rear and onto open farmland, TV aerial point, coved ceiling, radiator.

KITCHEN

12' 6" x 9' 10" (3.81m x 2.99m)

One and a quarter bowl single drainer inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, coved ceiling with inset spot lights, four ring ceramic hob with concealed cooker hood over, built in double oven, space for fridge/freezer, plumbing for washing machine, radiator, solid wooden flooring, space for dishwasher, cupboard containing wall mounted gas boiler supplying domestic hot water and water for central heating circulation, archway to

CONSERVATORY

17' 0" x 7' 3" (5.18m x 2.21m)

Solid wooden flooring, two radiators, sliding patio doors to rear, TV aerial point.

MASTER BEDROOM

21' 2" x 10' 1" (6.45m x 3.07m) narrowing to 6'1" (1.85m)

Range of built in wardrobes, matching bedside tables and chest of drawers, radiator, TV aerial point, window to rear.

EN SUITE WET ROOM

Mira thermostatic shower, wash hand basin, low level WC, inset ceiling spotlights, extractor fan, window to rear, ladder towel rail, fully tiled walls.

BEDROOM 2

9' 11" x 8' 7" (3.02m x 2.61m)

Coved ceiling, radiator, window to front.

BEDROOM 3

8' 10" x 8' 8" (2.69m x 2.64m)

Coved ceiling, radiator, built in wardrobes.

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BATHROOM

11' 0" max x 5' 6" (3.35m max x 1.68m)

Panelled bath, wash hand basin, low level WC, shower cubicle with Mira Sport electric shower and folding glazed doors, built in cupboard, coved ceiling with extractor fan/light, two windows to front, ceramic tiled walls, ceramic tiled flooring, ladder towel rail.

OUTSIDE

Front garden mainly laid to lawn. Driveway leading to **GARAGE** with up and over door, light and power. Enclosed rear garden mainly laid to lawn with well stocked flower beds, numerous shrubs, paved and gravelled patio area with integrated fish pond, vegetable plot, detached summerhouse, aluminium framed greenhouse, outside water tap.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band D. Annual amount payable for the current year 2017/18 £1719.58. (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 at the end of the main street take the left hand fork of the three into South Street (A356 Dorchester). Continue along South Street taking the third turning on the right into Kithill. Continue up the hill and take the third left hand turn into Winyards View. Follow the road around to the right and number 16 will then be found on the left hand side.



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.

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Floor Plan and EPC to follow

