



**FOR SALE**

5 Redgate Park, Crewkerne, TA18 7NL

£460,000



**ORCHARDS**  
ESTATES

Spacious 4 bedroom home situated at the end of a cul de sac in a small exclusive setting of similar homes which is only a short walk to the village centre yet offers nice countryside views to the rear.

Set in Redgate Park, these homes make a great setting for a family or those seeking to 'rightsize' to a property closer to town whilst maintaining the feeling of not being in a busy environment when relaxing at home.

Offered with No Onward Chain meaning this could be a hassle free, simple, speedy and low stress purchase.

Call now to arrange your viewing.



£460,000



## LOCATION

Crewkerne 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.

### Approach

Redgate Park is a small residential community set on a no-through road on the edge of Crewkerne and offers a peaceful setting which backs onto and overlooks open countryside to the rear. The front is approached over a private driveway leading to the integrated double garage. There is side access to the right hand side with a gated walkway providing access to the rear garden. There is also space to the left side, however this is not pedestrianised. The front entrance is set over the tarmac laid driveway which has a mature hedge and front lawn which creates a pleasant kerb side appeal.

### Living Space

You immediately notice the feeling of space as you enter to the hallway with stairs and a handy downstairs WC. To your left is the doorway to the spacious living room which has a large front window and double glazed patio doors to the rear providing access to the rear garden area. Back in the hallway, the next door opens to the dining room which again features rear aspect double glazed patio doors. Moving on then to the kitchen

which is a nice size with space for a breakfast table and rear aspect windows along with a double glazed door again opening directly to the rear garden. The last door is a fire door opening to the double garage, with plenty of space for a car plus bikes, canoes and anything else you care to store.

### First Floor

Again a spacious area with landing which opens to the 4 bedrooms, 3 are big doubles with built in wardrobes and a 4th which although smaller, easily provides a lot of space for the younger or works as a home office with a lovely outlook to the rear. The principal bedroom is a great width and comes with its own en suite and there is also the family bathroom.

### Rear Garden

This is a surprising space which is designed to be easy to maintain, offering year round enjoyment and is elevated to offer a nice outlook to the countryside. There are several patio areas, BBQ and with the doors off the living spaces, a space which extends the interior living space when the weather is with us.

### Driveway and Garage

The driveway is laid to tarmac with space for several vehicles and provides access to the double width garage.

### Material Information

- Freehold Property Built c. 1989
- Mains Gas, Drainage, Water and Electricity
- Council Tax Band: E
- EPC Rating: C
- The Gas combi boiler is located in the garage and is approx 2 years old
- There is a ladder providing access to the loft which is boarded and has lighting
- Flood Zone 1: Low risk of flood
- OFCOM: SuperFast Broadband currently Available



### Directions

Redgate Park is a 5 minute walk from Market Square in Crewkerne. Heading out of Crewkerne on North Street look for Wynnstay Country Stores on your left, shortly after this, turn left into Redgate Park and keep right.

Drive to the end and the property will be directly in front.

Coming in on the A356 from the A303 as you come down onto Broadshard look for the entrance to Redgate Park on your right, careful, you could easily drive past.

<https://w3w.co/marmalade.number.onlookers>

<https://maps.app.goo.gl/JHhxeFeud1RNEZNu6>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Approximate total area<sup>(1)</sup>

171.86 m<sup>2</sup>  
1849.93 ft<sup>2</sup>

#### Reduced headroom

0.71 m<sup>2</sup>  
7.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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