



FOR SALE

8 Park View, Crewkerne, TA18 8HU

£250,000



ORCHARDS
ESTATES

Updated and ready to move in, this tastefully refurbished property offers generous living space in a stylish interior setting with practically everything having been updated and upgraded in the last few years.

Set on Park View in an end of terrace, elevated position with plenty of parking and easily accessible garage this is a home which you can move in and not have to worry about replacing or updating anything for years to come.

We are arranging viewings now so please do get in contact and we can arrange a viewing at your convenience where you will be met by one of our full-time team and shown around.

£250,000



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

Set at the upper end of Park View, this nicely presented 3 bedroom home offers immediate kerb appeal with a nice frontage and loose gravel front garden area.

To the side and along the garden is the garage and behind that is the private parking space in front of the garage door.

Living Space

The front door opens to a reception cubicle with front window and storage cupboard to the rear. A glazed inner door opens to the living room with stairs to the first floor providing additional storage space under and a large front window allowing lots of natural light to flood in. There is a fireplace with inset electric stove.

A set of double doors to the rear open to the kitchen/diner area. The kitchen has been completely renovated and updated in 2024 and comes with a range of integrated appliances.

Another set of double doors at the rear open to

the garden room, this has just been demolished and a new room is under construction ready for the new owner.

Upstairs

Offering 3 bedrooms, the main bedroom is a large double with built in storage. The 2nd bedroom is also a double and again offers built in storage. The box room, or 3rd bedroom is large for a single. The bathroom has also recently been upgraded and offers a modern suite of furnishings including a walk-in shower. The landing has loft access with a ladder, lighting and is boarded.

Garden

As with modern homes, the garden is spacious enough to enjoy, yet not so large that it requires a lot of attention. As the garden room is currently undergoing building work the garden will be finished once that building work has completed in August 2024.

Garage and Parking

Set to the side of the garden, the garage is spacious and makes a great space for storage as you can reverse up to the door on your private driveway.

Material Information

- Freehold Property, Built C. 1965
- Council Tax Band: B
- Mains Gas, Drainage, Water and Electric
- Gas Combi Boiler is Approx 8 Years old
- Gas Boiler Last Serviced July 2024
- OFCOM: SuperFast Broadband Available
- There is a loft access hatch on the landing with ladder, lighting and boarding
- Flood Zone 1: Low



Directions

In current traffic you will most likely approach from Lang Road. When you come to the end, at the T Junction on Kithill, turn left. Take the first left into Park View and the property will be on your right, easily identifiable with an eye catching Orchards Estates FOR SALE Sign outside.

<https://w3w.co/files.totals.sweetened>

<https://maps.app.goo.gl/zzub5HkgFxXN9gdo9>



Approximate total area^m

68.16 m²

733.67 ft²



(1) Excluding balconies and terraces

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

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