



FOR SALE

15 Bincombe Drive, Crewkerne, TA18 7BE

£335,000



ORCHARDS
ESTATES

Extended 4-bedroom family home in one of the more sought after areas of Crewkerne which offers great internal space as well as lots of parking and an integral garage.

Set in an elevated position, the front door opens to a reception cubicle, ideal for storing coats and shoes and then to the main house itself.

To the side is the garage which can be accessed directly from the driveway and had a further internal door to the utility room.

There is rear access gate to the rear garden also.

The property underwent a 2-storey extension several years ago to create the additional space above a large garden with utility room along with the addition of extra space upstairs which now includes 3 large double bedrooms, the principal with ensuite, a large single and the family bathroom.

Well worth a visit for a very affordable 4-bedroom home which is nicely presented, offers a great location and can accommodate the entire family.

£335,000



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.

Approach

Bincombe Drive is set off Ashlands Road on the Northern edge of Crewkerne and in this location easily links to major road transport networks, is close to the town centre and within a short distance to the train station, whilst being within easy walking distance of Primary and Secondary schools. To the front is a low hedge with part lawn and the remainder set to a concrete laid driveway with width and length for up to 4 vehicles. The front porch is up several steps and opens to a reception area set out as a coats and cloaks area.

Living Space

The entrance inner door opens to the hallway with modern fitted WC off to one side, stairs with storage under leading to the first floor and door to the rear opening to the sitting room.

Sitting Room: Featuring a large front aspect window with a nice sunny outlook due to the elevation, this is a great layout which would easily accommodate a wide range of furniture options.

Dining Area: This space adds to the living space by linking the sitting room with the kitchen and to the rear double-glazed French doors which open directly to the garden.

Kitchen/Utility: Set out as two distinct areas there are a range of wall and base units and two rear windows looking directly onto the rear garden. There is also a direct access door from the utility to the garden as well as an internal door opening to the garage.

Upstairs

The stairs from the entrance hall lead to a split level landing which distributes as follows:

Principal Bedroom: Part of the 2 storey extension, this is a large double room with front aspect window and plenty of space for a SuperKing size bed, wardrobes and dressing table.

En-Suite: A surprisingly spacious room with corner bath and shower over.

4th Bedroom: Used as a spare room, home office this would also make a great infant room as it is directly beside the Principal Bedroom.

2nd and 3rd Bedrooms: The original main bedrooms of the existing house, both doubles and both come with built in double wardrobes.

Family Bathroom: A very light and sensible space with bath and separate shower cubicle, ideally suited for the entire family.

Loft Access: From the main landing there is a loft access hatch, the loft is loosely part boarded and has light. A second loft access hatch is available on the new wing; however, this has not been utilised.

Garage

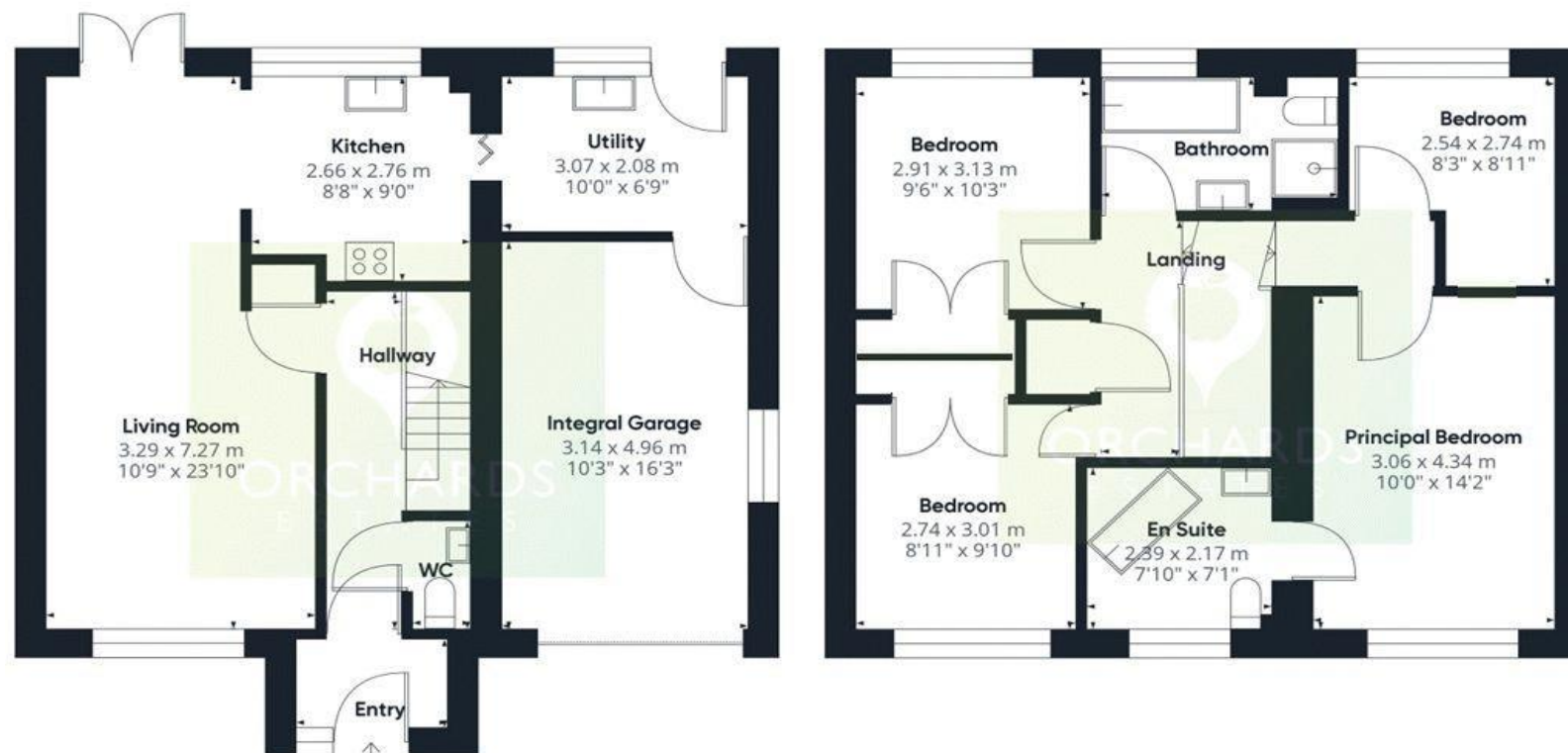
The garage is extra wide which makes it usable for the rare occasion someone may want to park a vehicle inside or as is more frequently required, it acts as an easy to access storage area. To the front is a large garage door for vehicle access and to the rear is a personal door opening directly to the utility area.

Garden

The initial garden is set over central lawn with patio surround and comes with a summer house and is a peaceful, private and sunny position. This can be accessed from the dining area, the utility room, or the rear gate in the garden.

The garden comes with several tiers to the rear, the initial is set out as a seating area and the higher area affords a nice outlook for a sunny afternoon. There is also an access gate to a pedestrian path that leads to a footpath, which takes you to town in 5 minutes and also leads to Bincombe Nature Reserve - ideal for dog walking and children.





Approximate total area¹⁾
116.14 m²
1250.12 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

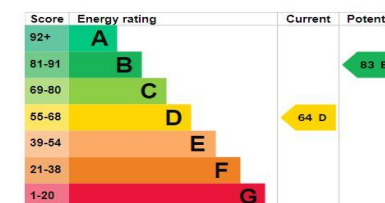
Parking

To the front, the garden has been reduced in size to accommodate a wide parking area, space for up to 4 vehicles.

Material Information

- Freehold Property, built C. 1980's
- Council Tax Band: C
- EPC Rating: D (64)
- Mains Drainage, Gas, Water and Electric
- Current owner spends approx £150 per month on Utilities

Directions Conveniently located just off Ashlands Road, this property offers a great location for schools, access to the town and access to road links for commuters. Bincombe Drive is a no through road and this property will be found on your left hand side, just past the turn to Ashlands Close.
<https://w3w.co/champions.morphing.magically>
<https://maps.app.goo.gl/4zYeqSisVhQNQPr16>



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