



FOR SALE

Monarch Road, Crewkerne, TA18 8FB

£220,000



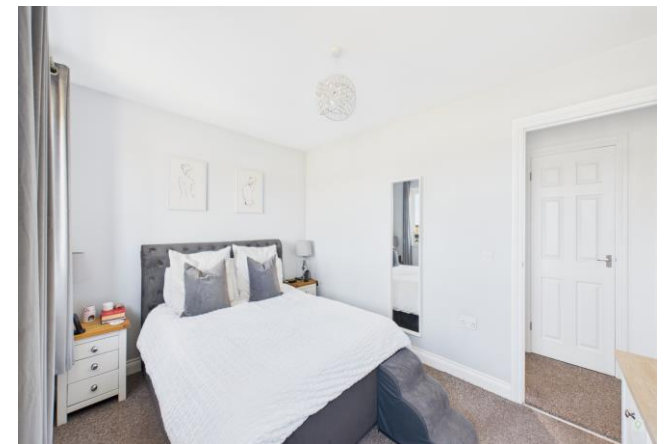
ORCHARDS
ESTATES

Step into a bright and welcoming ground floor that offers plenty of living space, including a large lounge and dining area, perfect for hosting guests or enjoying quiet evenings at home.

The modern kitchen is thoughtfully laid out with ample storage and worktop space. Upstairs, you'll find two spacious bedrooms and a contemporary family bathroom.

Outside, the property benefits from a private rear garden and two allocated parking spaces, making it both practical and comfortable. Located just a short drive from Crewkerne town centre, with easy access to local amenities, schools, and transport links including the train station with direct services to Exeter and London.

£220,000



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

A tidy path leads through a manicured front lawn and hedge to a sleek double-glazed front door offering both privacy and curb appeal.

Ground Floor Living

Kitchen: Fitted with sleek white wall and base units, the kitchen offers space for a washing machine and fridge-freezer. It features a built-in oven, hob, extractor fan, and houses the Combi boiler—combining practicality with clean, modern design.

Living/Dining Room: A generously sized, light-filled room offering ample space for a dining table and comfortable seating. French doors open directly onto the garden, creating a seamless indoor-outdoor flow—

ideal for entertaining or relaxing in the sunshine.

WC: fitted with a low-level white toilet and matching washbasin, complemented by a radiator for added comfort. A practical and convenient addition to the home.

First Floor Living

Landing: A bright and airy space offering access to the loft and a convenient airing cupboard—ideal for linen storage and household essentials.

Bedroom One: A spacious double bedroom, beautifully bright and airy thanks to two windows that flood the room with natural light and offer stunning views over the surrounding countryside. Includes two built-in cupboards for convenient storage and a radiator for year-round comfort.

Bedroom Two: A spacious double bedroom currently utilised as a home office, featuring a front-aspect window that brings in plenty of natural light. Includes a radiator for comfort and flexibility to suit a range of lifestyle needs.

Bathroom: Featuring a full-size bath with shower over, partially tiled walls for easy maintenance, and a heated towel rail for added comfort. A frosted window provides natural light while maintaining privacy.

Garden and Parking

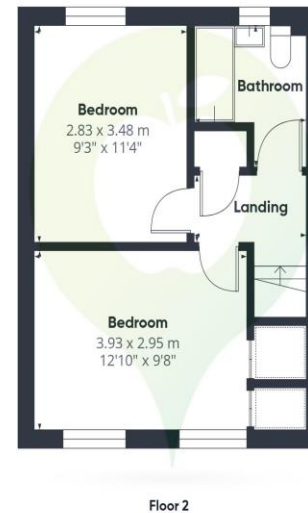
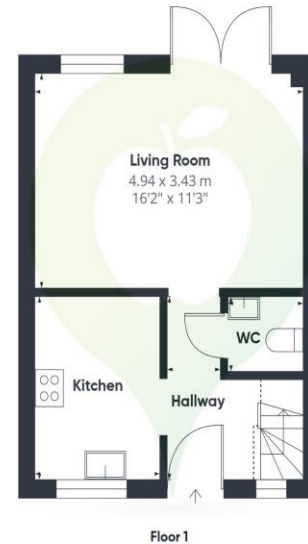
A well-maintained outdoor space featuring a patio area ideal for al fresco dining, a neat lawn for relaxation or play, and a handy garden shed for storage. Rear access is available via a secure gate. The property also benefits from two allocated parking spaces, offering convenience and peace of mind.



Material Information

- Free Hold Property
- EPC Rating: B
- Council Tax Band: B
- Mains Gas, Electricity, Water and Drainage
- Combi Boiler located in the kitchen
- 2 allocated parking spaces
- Alarm system fitted
- Broadband Speed- Ultrafast 1800 Mbps Floodzone 1 – Very Low Risk
- Annual Service charge of £180.00 for upkeep of communal areas and the park

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

59.2 m²
636 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

01460 477977 or 01935 277977

www.orchardsestates.com



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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