



Mulberry Gardens, Crewkerne

Perfect for first time buyers or as a buy-to-let property, this lower maintenance two bedroom property is tucked away in a cul-de-sac location with the added benefit of ample off road parking.

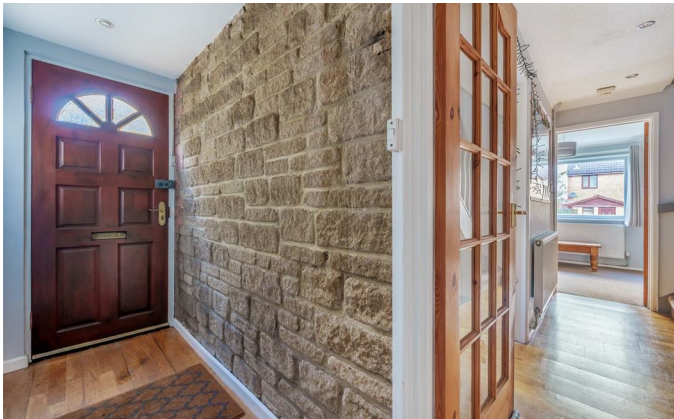
Guide Price
£190,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Mulberry Gardens, Crewkerne, TA18 8EU

- Ideal investment or first-time buy
 - Lower maintenance home
- Within 600m of the town centre, Waitrose supermarket and Aquacentre / Gym
 - Cul-de-sac location
 - Ample driveway parking
- Scope for additional parking / garden to side with timber shed
- Outer hall with large storage cupboard, Inner Hall
 - Two bedrooms, Modern bathroom
 - L-shaped living room
- Gas central heating, double glazing

Viewing strictly by appointment through
Symonds & Sampson Ilminster Sales Office
on 01460 200790





The Property

Whether you are looking for a buy-to-let or your very first home, this lower-maintenance semi-detached house is perfect for busy people who don't want too much to look after.

At the rear of the property a side door opens into a really useful extra entrance lobby, which includes a spacious walk-in cupboard for storage and also housing the Vaillant gas boiler for central heating and hot water. A glazed door opens into an inner hall with the stairs leading to the first floor and a good size open understairs area which is large enough to take a desk if you need some space to work from home, but is also useful for hanging coats or additional storage.

From the hall, the kitchen is to one side and includes a range of birch veneer units with black granite effect laminate worktops incorporating one and a half bowl single drainer stainless steel sink unit and mixer tap. There's space for a slimline electric cooker with cooker hood above, undercounter area for a slimline fridge, with further space

under the sink for a washing machine. At the front of the property is an L-shaped living room with large window overlooking the front.

The first floor landing provides access to the loft via hatch. Doors lead to an attractive modern bathroom with white suite comprising panelled bath with mains shower over and glass shower screen, concealed cistern WC and wash hand basin, all set off by practical wood effect vinyl flooring. There is also a chrome ladder style towel radiator. The double bedroom extends across the front of the house, with a single bedroom / study to the side.

Outside

A tarmac driveway to one side provides parking for up to two cars, with a further lawned garden to the front of the house. To the side of the driveway a former area of lawn could be converted to additional parking if required and houses a timber garden shed bordering the old stone boundary wall at the rear.

Situation

Crewkerne itself is a pretty and friendly market town. Its

predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores including a Waitrose supermarket and many independent retailers, range of local pubs, cafés, large indoor swimming pool and gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter) whose nearest stops include the larger town of Yeovil, and historic Abbey town of Sherborne. To the west the line heads down towards the Dorset coast. The Jurassic Coast World Heritage Site including the famous sea-side town of Lyme Regis, lies within c.30 minutes' drive.

Tenure

Freehold

Council Tax

Council Tax Band B
Somerset Council

Services

Mains electricity, water, gas and drainage are connected.

Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is available from three providers indoors and four providers outdoors.
 (Information from <https://www.ofcom.org.uk>)

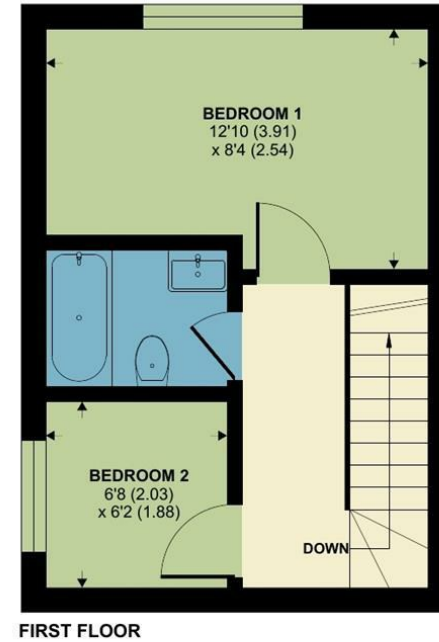
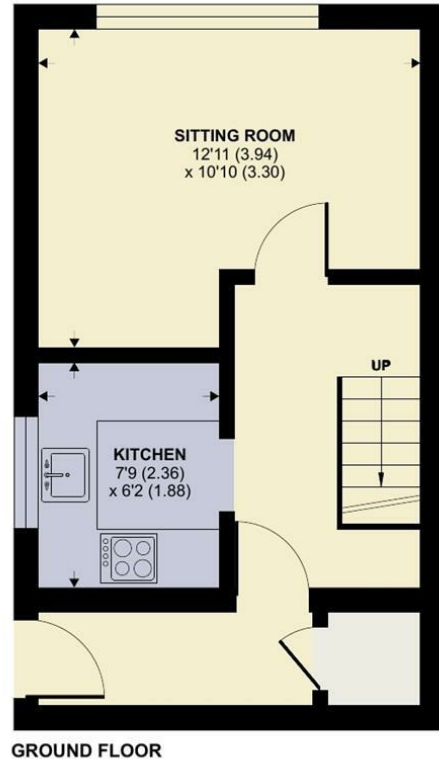
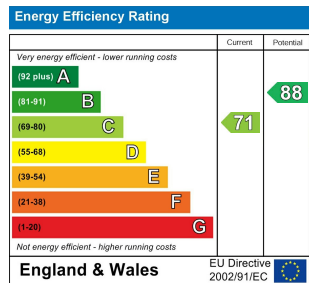
Flood Risk
 Stated as very low risk from both the Rivers and Sea, and Surface Water
 Stated as unlikely from groundwater and reservoirs
<https://check-long-term-flood-risk.service.gov.uk/risk>



Crewkerne

Approximate Area = 546 sq ft / 50.7 sq m
 For identification only - Not to scale

Directions
 From Ilminster / the west, proceed into the town centre around the one-way system and bear right back through the town centre heading south. Continue straight ahead at the fork but take the next turning left into Hermitage Street on the sharp right hand bend / A30 as if heading towards Clapton / Lyme Regis. Proceed up Hermitage Street and Mulberry Gardens can be found on the left hand side before you reach the mini-roundabout.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1054538



ILM/JH/09/11/2023

01460 200790
 Symonds & Sampson LLP
 Symonds & Sampson 21 East Street, Ilminster, Somerset, TA19 0AN
ilminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

