



Symonds
& Sampson

18 Chestnut Avenue

Crewkerne, Somerset

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Crewkerne
Somerset TA18 7DQ

An attractive and surprisingly spacious home. With its more "open" outlook and a south-westerly facing garden it's in a prime spot on the edge of town.



- Edge of town location
 - Cul de sac position
- Open outlook with views across town and countryside
 - Southerly facing garden
 - Three double bedrooms
- Adjoining garage with electric door and useful covered walk-way

Guide Price £365,000

Freehold

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THE PROPERTY

Tucked away at the very end of a cul de sac, this deceptive and well-presented home offers a bit more than the average three bedroom property. With its roomy hall, even roomier landing and three double bedrooms, it has also been extended at the rear by way of a conservatory, helping to bring the "outside in" and make the most of the south-westerly facing garden. The principal rooms are dual aspect and clever use of skylight windows on the first floor drench the property in natural light. Well-maintained and with the added benefit of double glazing and a new boiler in 2024, it's a great home for those looking for a no hassle, well-proportioned property and who favour good proportions over the number of bedrooms.

ACCOMMODATION

The layout is quite traditional with a generous hall, and a cloakroom at the rear doubling as a useful utility space with plumbing for your washing machine and housing the wall mounted gas boiler, whilst under the stairs is useful storage space. The dual aspect living room opens into the conservatory at the rear with french doors allowing you to spill out onto the garden and patio.

The sociable layout of the open-plan kitchen / dining room allows plenty of space for your table, whilst the cream coloured traditional units incorporate a built-in dishwasher, fridge and gas oven and grill, with gas hob to one side. On the first floor, the spacious landing could easily double as a study space with room for a desk or perhaps your favourite chair, whilst the master bedroom has an adjoining shower room. The two further bedrooms are both double rooms with a pleasant outlook although one is currently used as a home office / dressing room. The family bathroom suite includes a bath with shower handset over.

OUTSIDE

The gardens are well tended, with an attractive front garden setting the property back slightly from the cul de sac. A driveway provides parking and access to the adjoining single garage, which has an electric up and over door fitted for convenience and has a window to the side, along with power and light connected. A handy door gives access from the under-cover walkway at the side of the house which provides useful dry storage for bins etc and is accessible from the driveway via a timber gate. A further double glazed door opens into the rear garden.

The garden extends across the rear of the property and has a more open outlook than you might expect, and a good level of privacy due to the fact it is slightly elevated from the neighbouring cul de sac of bungalows. It therefore looks out across the area, dotted with mature trees and with a mature hedgerow in the foreground edging the boundary of this property. The garden itself is designed for lower maintenance with a simple lawn and pleasant sunny patio. The garden faces south-westerly and therefore enjoys a great deal of sun in fine weather. There is also an outside tap.

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.

DIRECTIONS

What3words:///shippers.driftwood.snuggle

SERVICES

Mains electricity, water, drainage and gas are connected.

Ultrafast broadband is available in the area. Indoors, the mobile signal may be limited and you are most likely to receive a voice signal only from O2 and Vodafone networks. However, a mobile signal is likely from all four major networks outdoors. Information from Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band D

The field immediately to the east of this property is not currently part of any pending planning application at the time of instruction, however the land to the east of the "Holly Grove" cul de sac currently has a pending planning application reference 20/03708/OUT for a further dwellings although this may not directly impact the outlook from this property. This can be viewed on the Somerset Council planning portal.

As is common on modern developments, the title register mentions various rights and covenants. We are able to supply a copy of the register on request if a prospective buyer would like to check these via their legal representative prior to making an appointment to view.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient (lower running costs)		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Very energy inefficient (higher running costs)		
H (71-72)		
I (69-70)		
J (67-68)		
K (65-66)		
L (63-64)		
M (61-62)		
N (59-60)		
O (57-58)		
P (55-56)		
Q (53-54)		
R (51-52)		
S (49-50)		
T (47-48)		
U (45-46)		
V (43-44)		
W (41-42)		
X (39-40)		
Y (37-38)		
Z (35-36)		
Below minimum energy efficient standard		
England & Wales		
EU Directive		
2002/91/EC		

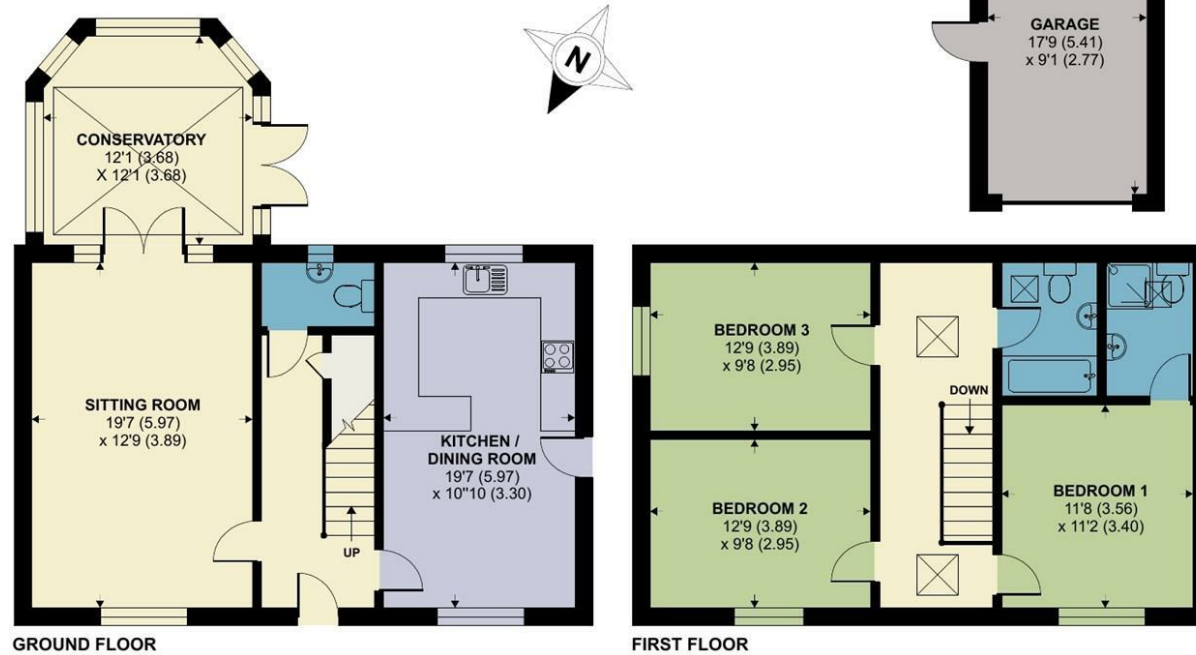
Chestnut Avenue, Crewkerne

Approximate Area = 1384 sq ft / 128.5 sq m

Garage = 161 sq ft / 15 sq m

Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nticom 2024. Produced for Symonds & Sampson. REF: 1189326



ILM/KJS/2024



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