



Symonds
& Sampson

72 North Street
Crewkerne, Somerset

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Crewkerne
Somerset TA18 7AX

Perfect as a first home or for those busy buyers looking for a compact property, this sweet period cottage has a good size en suite bedroom and its own elevated garden to the rear.



- Grade II listed terraced cottage
- Convenient for town facilities
- Open-plan ground floor accommodation
- Spacious bedroom with vaulted ceiling
- Good size en suite shower room
 - Elevated garden to rear

Guide Price £130,000

Freehold

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THE PROPERTY

Located towards the edge of town, within sight of the countryside and yet handy for facilities, this compact cottage has been well laid out to make the most of the available space on offer. It still retains its charm but also has a more contemporary twist with an impressive en suite bedroom including vaulted ceiling to aid the feeling of space, and an open plan living / kitchen with space for informal dining at the breakfast bar.

ACCOMMODATION

Part of a small terrace of Grade II listed 18th century cottages, the property has typically deep window sills now with double glazing, and electric heating. The open plan living area and kitchen is dual aspect with the rear door opening out to a shared pathway with old stone steps leading up to the level rear garden above. There's space to eat informally at the breakfast bar and the kitchen units incorporate electric hob, oven and cooker hood, with metro tiling to the splashbacks. The stairs lead straight up into the spacious double bedroom with built-in storage and en suite shower room with double shower, sliding glass door and Mira shower. A mezzanine area above the bedroom is useful for additional storage.

OUTSIDE

The garden is elevated at the rear of the property and accessed via shared path and old stone steps. It's currently predominantly enclosed by fencing and laid to gravel and artificial grass for ease of maintenance providing a sunny spot to sit out. There is also a timber shed and raised beds, alongside a Magnolia tree.

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/////rotations.shredding.using

SERVICES

Mains electricity, water and drainage are connected.

According to Ofcom.org.uk, Ultrafast broadband is available. Mobile signal could be limited indoors although you are most likely to receive a voice signal from the O2 network, however outdoors you are likely to receive a signal from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band B

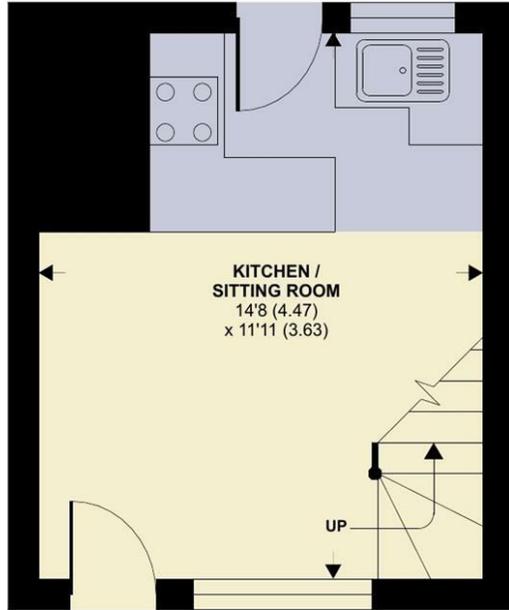
The property is Grade II listed.



North Street, Crewkerne

Approximate Area = 330 sq ft / 30.7 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 353 sq ft / 32.8 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1273248



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