





welcome to

Redgate Park, Crewkerne

A rare opportunity to purchase an executive four double bedroom detached house situated in a quiet cul-de-sac of similar properties on the edge of town overlooking fields. This spacious property offers fantastic family accommodation, a generous plot size and sought-after privacy.













Ground Floor

Entrance Hall

Single glazed door to front. Under stairs cupboard. Telephone point. Radiator. Carpets.

Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Radiator. Fitted carpet.

Living Room

22' 1" x 12' 10" (6.73m x 3.91m)

Front aspect double glazed window. Double glazed doors to rear. Electric fire. Wall lights.TV and telephone point. Radiator. Fitted carpet.

Dining Room

11' 1" x 11' (3.38m x 3.35m)

Double glazed doors to rear. Radiator. Wall lights. Serving hatch to kitchen. Fitted carpet.

Kitchen / Breakfast Room

14' 6" x 11' (4.42m x 3.35m)

Rear aspect double glazed window. Door to rear. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven/grill and hob with cooker hood over. Integrated dishwasher. Radiator.

First Floor

Landing

Front aspect double glazed window. Radiator. Access to loft. Airing cupboard.

Bedroom 1

16' 5" max x 14' 7" max (5.00m max x 4.45m max) Front aspect double glazed window. Two built-in wardrobes. Eaves Storage. Radiator. Fitted carpet.

En Suite

Rear aspect double glazed window. Fitted with a suite comprising a bath with mixer taps and shower over, wash hand basin and WC. Shaver point. Tiled walls. Radiator.

Bedroom 2

15' 3" x 10' 8" (4.65m x 3.25m)

Rear aspect double glazed window. Built-in wardrobe. TV point. Radiator. Fitted carpet.

Bedroom 3

19' 8" x 14' 8" max (5.99m x 4.47m max) Front aspect double glazed window. Built-in wardrobe. Radiator. Fitted carpet.

Bedroom 4

10' 9" $\max x$ 8' 9" ($3.28m \max x$ 2.67m) Rear aspect double glazed window. Radiator. Fitted Carpet.

Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a bath with mixer taps and shower over, shower cubicle, wash hand basin and WC. Extractor fan. Shaver point. Tiled walls. Radiator. Fitted carpet.

Outside

At the front of the house the garden is laid to lawn. A driveway provides parking and leads to the double garage. The enclosed rear garden is laid to patio leading on to a lawn with shrub borders.

Garage

19' 8" x 14' 8" max (5.99m x 4.47m max) Side aspect double glazed window. Up and over electric garage door to front. Boiler. Sink and drainer. Space and plumbing for washing machine. Power and light connected.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 179.6 sq.m. (1,933 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





welcome to

Redgate Park, Crewkerne

- Detached Four Bedroom House
- Good Size Rear Garden
- **Quiet Position Overlooking Fields**
- Double Garage and Parking
- Gas Central Heating
- NO CHAIN!
- Council Tax Band: E

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000





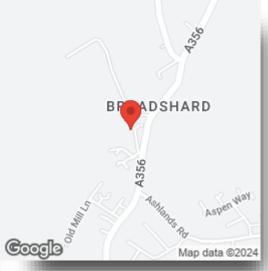
directions to this property:

and turn left into Redgate Park.

From Fox & Sons town centre office proceed out of Crewkerne

along North Street (A356). Pass by the Wynnstay country store



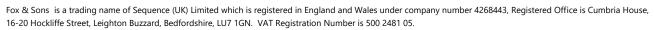


Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105592



Property Ref: CRK105592 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset, **TA18 7LE**



fox-and-sons.co.uk