



**Redgate Park, Crewkerne TA18 7NL**



**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.



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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:

From Fox & Sons town centre office proceed out of Crewkerne along North Street (A356). Pass by the Wynnstay country store and turn left into Redgate Park.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK105592 - 0006

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