



Broadshard, Crewkerne TA18 7NE



welcome to

Broadshard, Crewkerne

A very well presented three bedroom end of terrace cottage situated in an edge of town location. The cottage offers accommodation briefly comprising living room, dining room, kitchen/breakfast room, shower room, study, three bedrooms and bathroom. Outside there is a garden and garage.



Ground Floor

Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Extractor fan. Towel radiator.

Study

12' 8" max x 7' 2" plus recess (3.86m max x 2.18m plus recess)

Two front aspect double glazed windows. Fitted shelves. Fitted carpet. Telephone point. Radiator.

Living Room

15' 10" max x 12' 11" max (4.83m max x 3.94m max)

Dual aspect with two double glazed windows to the front and one to the rear. Feature fire. Wall lights. Fitted carpet. Radiator.

Dining Room

13' plus door recess x 12' 8" max plus door recess (3.96m plus door recess x 3.86m max plus door recess)

Double glazed doors to front and rear. Dual aspect with double glazed windows to front and rear with window seats. Log burner. Tiled floor. Telephone point. Radiator.

Kitchen / Breakfast Room

12' 11" x 12' 1" (3.94m x 3.68m)

Front and rear aspect double glazed windows. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Electric cooker with cooker hood over. Space and plumbing for washing machine. Gas fire. Wooden floor. Stairs to first floor.

Boiler Room

Door to side. Boiler.

First Floor

Landing

Front aspect double glazed window. Access to loft. Wooden floor.

Bedroom 1

16' 8" max x 13' 5" max (5.08m max x 4.09m max)

Front and rear aspect double glazed windows. Access to loft. Fitted carpet. Radiator.

Bedroom 2

13' 6" x 10' 4" max (4.11m x 3.15m max)

Front and rear aspect double glazed window. Fitted carpet. Radiator.

Bedroom 3

10' 5" x 8' 4" (3.17m x 2.54m)

Rear aspect double glazed window. Fitted wardrobe. Fitted carpet. Radiator.

Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Extractor fan. Towel radiator.

Outside

At the front of the cottage there is an area of garden laid to lawn. To the rear there is a courtyard.

Garage

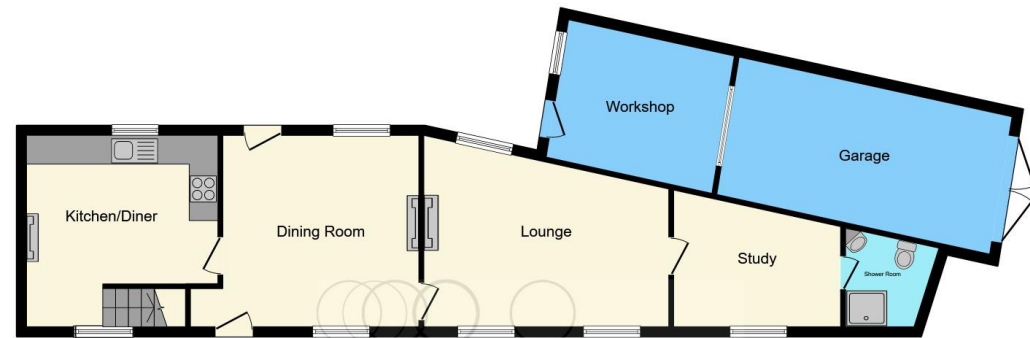
19' x 9' 1" max (5.79m x 2.77m max)

With barn style doors, and power and light connected. Storage above.

Workshop

11' 9" x 7' (3.58m x 2.13m)

Single glazed door and window to side. Power and light connected. Single glazed door into garage.



Ground Floor



First Floor

Total floor area 141.3 m² (1,521 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Broadshard, Crewkerne

- End of Terrace Cottage
- Three Bedrooms and Two Reception Rooms
- Shower Room and Bathroom
- Garden, Garage And Parking
- Edge of Town Location

Tenure: Freehold EPC Rating: E

offers in excess of

£375,000

directions to this property:

From Crewkerne town centre proceed north on the A356. As you reach the outskirts of town the property will be found on the left hand side denoted by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK105722 - 0002

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