





welcome to

Kingswood Road, Crewkerne

A two bedroom semi-detached house situated in a popular residential area. The property offers accommodation briefly comprising entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Outside there is an enclosed rear garden and off road parking.













Ground Floor

Entrance Hall

Double glazed door to front. Under stairs cupboard. Telephone point. Radiator.

Lounge / Diner

14' 9" x 13' (4.50m x 3.96m) Rear aspect double glazed window. Double glazed door to rear. TV point. Radiator.

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m)

Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for washing machine. Boiler.

First Floor

Landing

Access to loft.

Bedroom 1

13' \times 10' \max ($3.96m \times 3.05m \max$) Rear aspect double glazed window. Fitted carpet. Radiator.

Bedroom 2

13' max x 9' 1" (3.96m max x 2.77m) Front aspect double glazed window. Cupboard. Fitted carpet. Radiator.

Bathroom

Side aspect double glazed window. Fitted with a suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Radiator.

Outside

The enclosed rear garden is mainly laid to lawn with a patio and a garden shed. A gate at the rear gives access to the off road parking.



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





welcome to

Kingswood Road, Crewkerne

- Semi-Detached House
- Two Bedrooms
- Enclosed Rear Garden And Off Road Parking
- NO ONWARD CHAIN!
- Council Tax Band: B

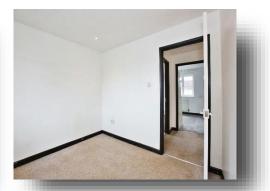
Tenure: Freehold EPC Rating: C

directions to this property:

From Fox & Sons Crewkerne office proceed along Market Street and follow the B3156 signposted for Lyme Regis. Just after the mini roundabout turn left into Lang Road, follow this to the T junction and turn right into Kingswood Road. Proceed along this road and the property will be found denoted by our For Sale board

£210,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105675



Property Ref: CRK105675 - 0002 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.

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