



Church Path, Crewkerne TA18 7HX

welcome to

Church Path, Crewkerne

A fantastic opportunity to purchase this two bedroom semi-detached house within walking distance of the town centre. The property, which now requires updating, is being sold with the benefit of NO ONWARD CHAIN.



Ground Floor

Entrance Hall

Double glazed door to front. Stairs rising to first floor. Fitted carpet.

Lounge / Diner

14' 11" max x 10' 6" max (4.55m max x 3.20m max)
Front aspect double glazed bay window. Cupboard.
Fitted carpet. Telephone point. Radiator.

Kitchen

16' 1" x 11' 3" max (4.90m x 3.43m max)
Dual aspect room with double glazed windows to front and side. Single glazed door to rear. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Built-in electric double oven and gas hob. Space and plumbing for washing machine. Larder cupboard. Cupboard. Boiler. Tiled floor.

Lean-To

15' 5" x 5' 11" max (4.70m x 1.80m max)
Single glazed door to side. Fitted with a WC.

First Floor

Landing

Rear aspect double glazed window. Access to loft.
Fitted carpet.

Bedroom 1

11' 3" x 10' 5" max (3.43m x 3.17m max)
Front aspect double glazed window. Feature fireplace. Fitted carpet. Radiator.

Bedroom 2

11' 3" max x 9' 1" (3.43m max x 2.77m)
Front aspect double glazed window. Fitted wardrobe.
Fitted carpet. Radiator.

Study / Nursery

7' 3" x 4' 4" (2.21m x 1.32m)
Rear aspect double glazed window. Radiator.

Bathroom

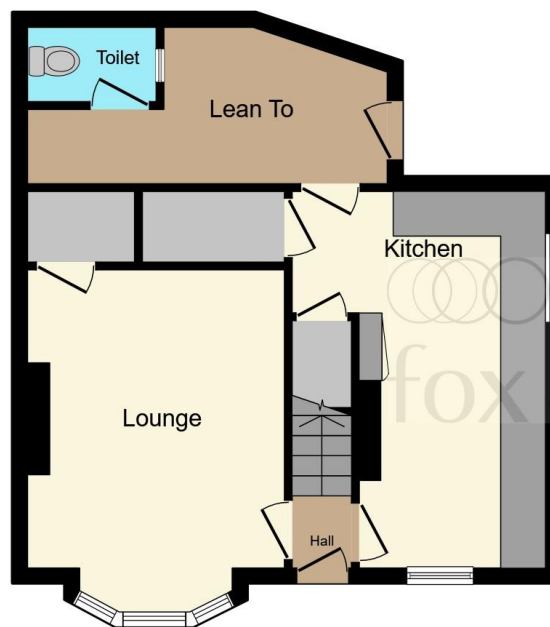
Rear aspect double glazed window. Fitted with a suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

Outside

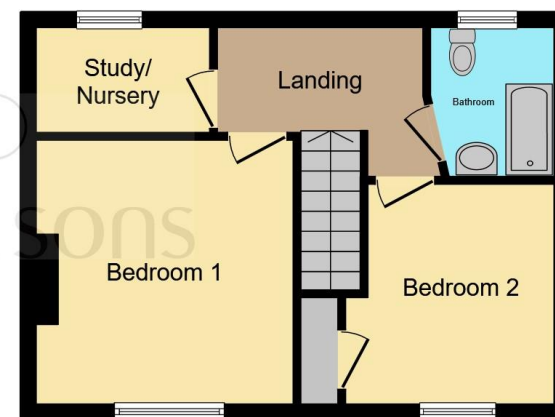
There is a courtyard to the rear of the house.

Double Garage

16' 7" max x 16' (5.05m max x 4.88m)
With two up-and-over doors. There is parking for two cars in front of the garage.



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/CRK105536



welcome to

Church Path, Crewkerne

- Semi-Detached House
- Two Bedrooms Plus Study
- Conveniently Situated For Town Centre Amenities
- Double Garage And Off Road Parking For Two Cars
- NO ONWARD CHAIN!
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

directions to this property:

(walking) From Fox & Sons Crewkerne office proceed up Church Street. Go up the Church steps and proceed straight ahead. Turn left onto Church Path, where the property will be found denoted by our For Sale board.

Awaiting Photograph

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105536



Property Ref:
CRK105536 - 0009

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk