



**Kingswood Road, Crewkerne TA18 8JW**



**welcome to**

**Kingswood Road, Crewkerne**

Set on a corner plot, this three bedroom detached bungalow is being sold with benefit of NO ONWARD CHAIN! The property offers accommodation including a good size lounge/diner and conservatory. Outside there is an enclosed rear garden, double garage and parking. Viewing advised!



### Entrance Hall

Double glazed door to front. Front aspect double glazed window. Cupboard. Airing cupboard. Boiler cupboard. Access to loft. Fitted carpet. Telephone point. Radiator.

### Cloakroom

Side aspect double glazed window. Fitted with a WC and wash hand basin. Part tiled. Fitted carpet. Radiator.

### Lounge / Diner

19' 8" x 13' 10" max ( 5.99m x 4.22m max )  
Dual aspect with double glazed windows to front and side. Double glazed sliding door to rear. Gas fire. Fitted carpet. TV and telephone point. Radiator.

### Kitchen

11' 10" x 9' 5" ( 3.61m x 2.87m )  
Double glazed door to rear. Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Part tiled. Cooker with cooker hood over. Space and plumbing for washing machine. Fitted carpet. Radiator.

### Conservatory

11' 11" max x 10' 3" ( 3.63m max x 3.12m )  
Double glazed doors to rear. Side and rear aspect double glazed windows. Tiled floor. Radiator.

### Bedroom 1

13' 1" x 9' 4" ( 3.99m x 2.84m )  
Front aspect double glazed window. Built-in wardrobe. Fitted bedside tables. Fitted carpet. Radiator.

### Bedroom 2

9' 8" x 9' 6" ( 2.95m x 2.90m )  
Rear aspect double glazed window. Fitted wardrobe. Fitted carpet. Radiator.

### Bedroom 3

9' 4" x 7' 6" ( 2.84m x 2.29m )  
Front aspect double glazed window. Fitted carpet. Radiator.

### Shower Room

Rear aspect double glazed window. Fitted with a shower cubicle, vanity wash hand basin and WC. Tiled walls. Shaver point. Fitted carpet. Radiator.

### Outside

At the front of the bungalow the garden is laid to lawn with shrubs and a path leading to the front door. The enclosed rear garden is mainly laid to lawn with a patio area. There is a driveway providing parking in front of the garage.

### Double Garage

With roll-up garage door. Personal door to side. Rear aspect double glazed window.

### 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 90.5 m<sup>2</sup> (974 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](http://www.focalagent.com)



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welcome to

## Kingswood Road, Crewkerne

- Detached Bungalow
- Three Bedrooms
- Lounge/Diner And Conservatory
- Enclosed Rear Garden, Garage and Driveway Parking
- NO ONWARD CHAIN!
- Council Tax Band: D

Tenure: Freehold EPC Rating: D

# £325,000



### 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. The property will be seen on the corner of Kingswood Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK105762 - 0004

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fox & sons



**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**