



**Foundry Square, Crewkerne TA18 8HB**



**welcome to**

**Foundry Square, Crewkerne**

A deceptively spacious and well presented mid terraced house with good size bedrooms. The property, which is being sold with the benefit of TENANT IN SITU or VACANT, is conveniently situated for the town centre and offers accommodation set over three floors.



## Ground Floor

### Rear Hall

Double glazed door to side. Tiled floor.

### Entrance Hall

Double glazed door to front.

### Living Room

12' 1" max x 11' 2" ( 3.68m max x 3.40m )  
Front aspect double glazed window. Fitted carpet.  
Telephone point. Radiator.

### Kitchen / Diner

11' 7" max x 11' 3" ( 3.53m max x 3.43m )  
Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Electric double oven and hob with cooker hood over. Space and plumbing for dishwasher. Under stairs cupboard. Stairs rising to first floor. Radiator.

### Utility Room

6' 6" x 6' 1" ( 1.98m x 1.85m )  
Side and rear aspect double glazed window. Fitted with a WC and wash hand basin. Work surface. Space and plumbing for washing machine. Tiled walls. Tiled floor. Towel heater.

## First Floor

### Landing

Stairs rising to second floor. Fitted carpet.

### Bedroom 1

12' 4" max x 11' 7" max ( 3.76m max x 3.53m max )  
Front aspect double glazed window. Cupboard.  
Fitted carpet. Radiator.

### Bedroom 2

12' 4" max x 8' 10" ( 3.76m max x 2.69m )  
Rear aspect double glazed window. Cupboard. Fitted carpet. Radiator.

## Second Floor

### Landing

Rear aspect double glazed window. Fitted carpet.

### Bedroom 3

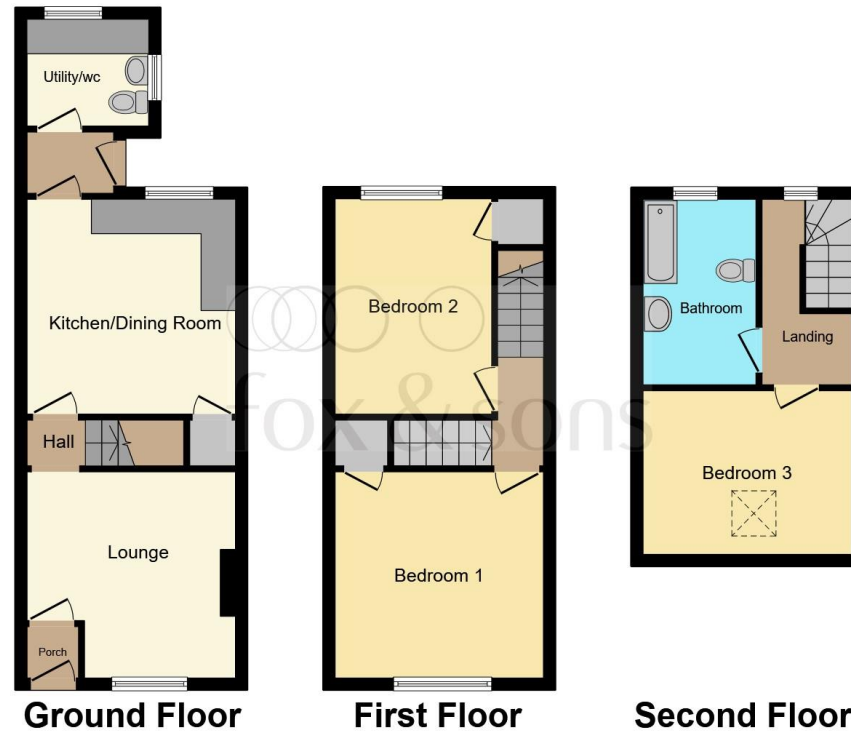
11' 7" max x 9' 2" ( 3.53m max x 2.79m )  
Double glazed skylight window. Fitted carpet.  
Radiator.

## Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer tap and shower over, shower cubicle, wash hand basin and WC. Shaver point. Extractor fan. Tiled walls. Towel heater.

## Outside

There is a shared garden to the rear of the house.



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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## Foundry Square, Crewkerne

- Mid Terraced House
- Three Bedrooms
- Accommodation Set Over Three Floors
- Kitchen / Diner and Utility Room With WC
- Conveniently Situated For Town Centre
- Council Tax Band: B

Tenure: Freehold EPC Rating: D

**£195,000**



### directions to this property:

From Fox & Sons town centre office proceed along Market Street and take the second turning left into Hermitage Street. Continue up the hill and take the pedestrian access on the left into Ivel Way where the property will be found tucked away from the road and denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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