



**Chestnut Avenue, Crewkerne TA18 7DQ**





**welcome to**

**Chestnut Avenue, Crewkerne**

A well presented semi-detached townhouse situated in a sought after residential area. The property offers accommodation briefly comprising entrance hall, cloakroom, lounge/diner, kitchen, three bedrooms, master bedroom en suite and bathroom. Outside there is a rear garden, garage and parking.



## Ground Floor

### Entrance Hall

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

### Cloakroom

Fitted with a WC and wash hand basin. Extractor fan. Radiator.

### Lounge / Diner

14' 9" x 11' 9" max ( 4.50m x 3.58m max )  
Rear aspect double glazed window. Double glazed double doors to rear. Fitted carpet. TV point. Radiator.

### Kitchen

12' 1" x 7' 9" ( 3.68m x 2.36m )  
Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Electric oven and gas hob with cooker hood over. Space and plumbing for washing machine. Radiator.

## First Floor

### Landing

Front aspect double glazed window. Cupboard. Boiler cupboard. Fitted carpet. Radiator.

### Bedroom 2

11' 9" x 8' 9" ( 3.58m x 2.67m )  
Rear aspect double glazed window. Fitted carpet. Radiator.

### Bedroom 3

12' 2" x 8' 8" max ( 3.71m x 2.64m max )  
Front aspect double glazed 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, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

## Second Floor

### Bedroom 1

21' 3" max x 11' 8" ( 6.48m max x 3.56m )  
Front aspect double glazed window. Double glazed skylight window. Fitted carpet. Radiator.

### En Suite

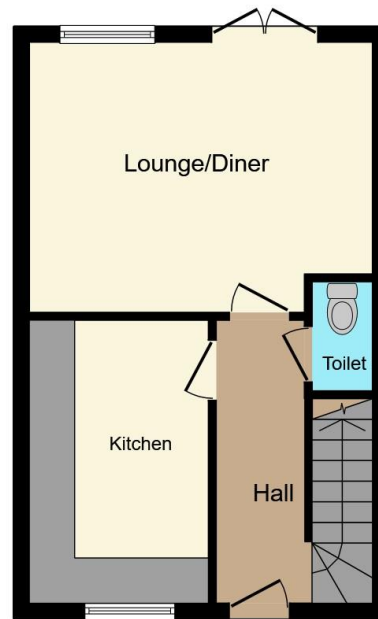
Double glazed skylight window. Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

## Outside

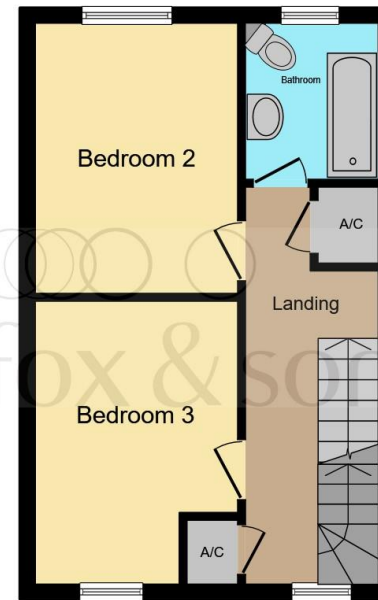
At the rear of the house there is an enclosed garden, which is laid to patio. A gate gives pedestrian access to the side.

## Garage

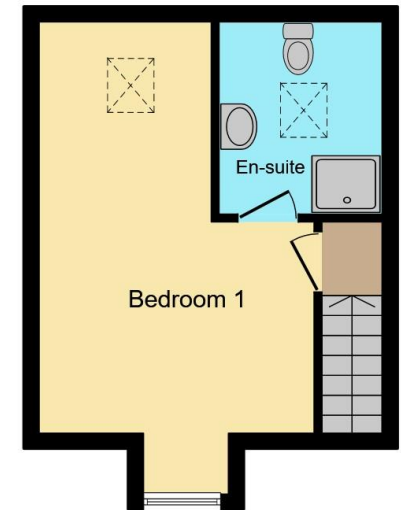
17' 7" x 9' 4" max ( 5.36m x 2.84m max )  
With up-and-over door, and power and light connected.



Ground Floor



First Floor



Second 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](http://www.focalagent.com)



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welcome to

## Chestnut Avenue, Crewkerne

- Semi-Detached Townhouse
- Three Bedrooms
- Master Bedroom En Suite and Family Bathroom
- Lounge / Diner
- Enclosed Rear Garden, Garage And Parking

Tenure: Freehold EPC Rating: C

# £270,000

### directions to this property:

From our office in the centre of Crewkerne proceed up North Street and take the second major right turn into Ashlands Road on the Wadham Estate. Take the second left turn into Oak Drive and the first turning right into Chestnut Avenue, where the property will be found.



Please note the marker reflects the postcode not the actual property

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