



**Charlton Close, Crewkerne TA18 8AT**

**welcome to**

**Charlton Close, Crewkerne**

This recently refurbished three bedroom link detached house is situated in a small close of similar properties with easy access to the town centre. The property, which is being sold with the benefit gas central heating and double glazing. Outside there is a garden, garage and driveway.



## Ground Floor

### Entrance Hall

Double glazed door and window to front. Radiator. Stairs leading to first floor.

### Cloakroom

WC. Vanity basin. Radiator.

### Lounge

17' 1" max x 12' 2" ( 5.21m max x 3.71m )  
Double glazed to the front. Radiator. Wall lights. TV point. Fire. Single glazed doors into dining room. Carpets.

### Dining Room

10' 11" x 9' 4" ( 3.33m x 2.84m )  
Double glazed doors to rear. Radiator. Carpets.

### Kitchen

12' x 9' 4" ( 3.66m x 2.84m )  
Double glazed door and window to rear. Fitted with a range of base and wall units. Work surfaces incorporating a sink and drainer. Integrated fridge/freezer. Gas hob with cooker hood above and double oven. Boiler. Radiator. Tiled splashbacks.

## First Floor

### Landing

Double glazed window to side. Airing cupboard. Loft access.

### Bedroom 1

13' 3" max plus door recess x 10' 10" ( 4.04m max plus door recess x 3.30m )  
Double glazed window to front. Radiator. Built in wardrobe. Carpets.

### Bedroom 2

14' 7" plus door recess x 8' 3" ( 4.45m plus door recess x 2.51m )  
Double glazed window to rear. Radiator. Built in wardrobe. Carpets.

### Bedroom 3

8' 1" x 6' 2" ( 2.46m x 1.88m )  
Double glazed window to front. Radiator. Carpets.

### Bathroom

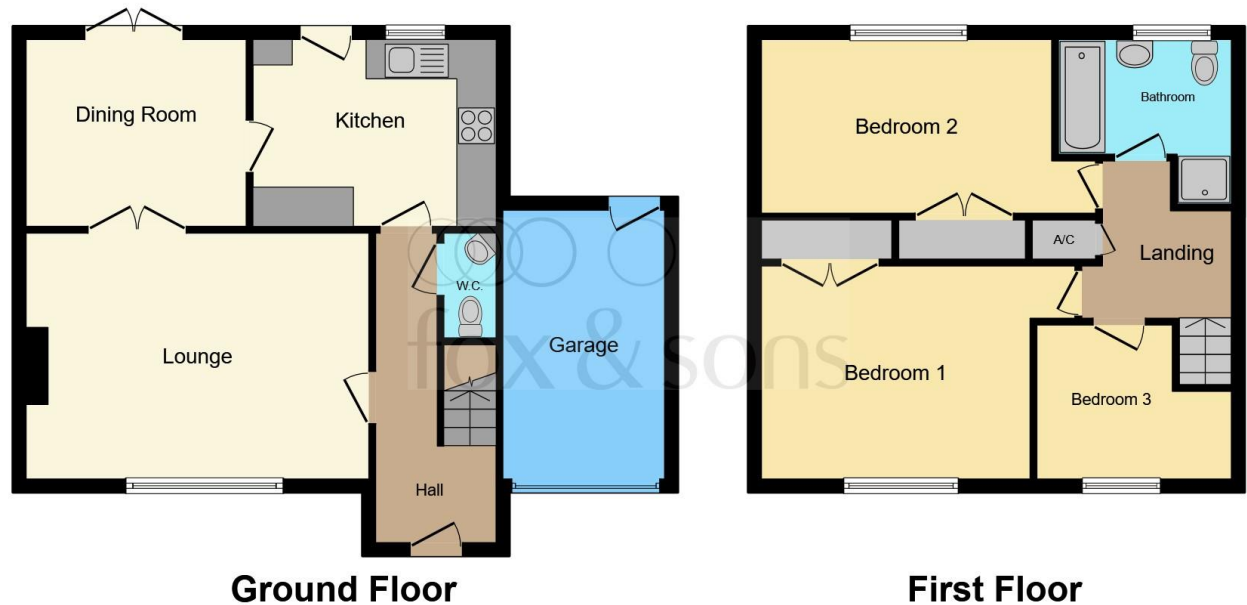
Double glazed window to rear. Shower cubicle. Bath with mixer taps. WC and vanity basin. Towel heater. Extractor fan. Partly tiled walls.

## Outside

The enclosed terraced rear garden is laid to patio and lawn with flower beds and a summer house. Door leading to rear garage. To the front there is a driveway giving access to garage and steps leading to front door with a lawn.

## Garage

17' 9" x 8' 8" ( 5.41m x 2.64m )  
Up and over door to front. Power and light connected. Single glazed door and window to rear.



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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## Charlton Close, Crewkerne

- Link Detached Three Bedroom House
- Recently Refurbished
- Enclosed Rear Garden
- Garage And Driveway
- Council Tax Band: D

Tenure: Freehold EPC Rating: D

**£300,000**



### directions to this property:

From Fox & Sons Crewkerne office, proceed along Market Street and turn left into South Street. Continue along this road and turn right into Kithill. Take the second turning left into Charlton Close where the property will be found on the right hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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fox & sons



**01460 73421**



Crewkerne@fox-and-sons.co.uk



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



**fox-and-sons.co.uk**