



**Court Barton, Crewkerne TA18 7HW**



*welcome to*

## **Court Barton, Crewkerne**

A Grade II Listed three bedroom mid terraced character cottage set in a town centre location. The well presented accommodation briefly comprises entrance hall, living room, dining room, kitchen, two bedrooms and bathroom. Outside there is an enclosed courtyard.



## Ground Floor

### Rear Porch

Single glazed door to side. Rear aspect single glazed window.

### Entrance Hall

Single glazed door to front.

### Living Room

16' 5" max x 14' 9" ( 5.00m max x 4.50m )  
Front aspect single glazed Sash window. Inglenook fireplace. Feature beams. Under stair cupboard. Wall lights. Radiator.

### Dining Room

12' 9" x 9' 8" max ( 3.89m x 2.95m max )  
Front aspect single glazed Sash window. Feature beams. Radiator.

### Kitchen

17' 5" x 7' 11" max ( 5.31m x 2.41m max )  
Single glazed door to rear. Rear aspect single glazed Sash window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and hob with cooker hood over. Space and plumbing for washing machine and dishwasher. Feature beams. Tiled floor. Towel heater.

## First Floor

### Landing

Rear aspect single glazed window. Cupboard. Fitted carpet.

### Bedroom 1

12' 6" x 12' 5" max ( 3.81m x 3.78m max )  
Front aspect single glazed Sash window. Feature fireplace and beams. Fitted carpet. Radiator.

### Bedroom 2

12' 4" max into wardrobe x 9' 3" ( 3.76m max into wardrobe x 2.82m )  
Front aspect single glazed Sash window. Fitted wardrobe. Fitted carpet. Radiator.

### Bedroom 3

10' 2" max x 8' 3" ( 3.10m max x 2.51m )  
Rear aspect single glazed window. Boiler cupboard. Access to loft. Fitted carpet. Radiator.

### Bathroom

Rear aspect single glazed window. Fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Tiled floor. Towel heater.

## Loft Space

Two double glazed skylight windows.

## Outside

At the rear there is an enclosed courtyard. There is shared pedestrian access at the rear.



Ground Floor



First Floor

Total floor area 107.7 m<sup>2</sup> (1,159 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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## Court Barton, Crewkerne

- Mid Terraced Cottage
- Grade II Listed
- Three Bedrooms
- Two Reception Rooms
- Character Features
- Town Centre Location
- Council Tax Band: B

Tenure: Freehold EPC Rating: Exempt

# £210,000



Please note the marker reflects the postcode not the actual property

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