



**Oak Drive, Crewkerne TA18 7DN**



**welcome to**

**Oak Drive, Crewkerne**

This well presented three bedroom detached family home is ideally situated in a sought after residential development and benefits from a fully enclosed garden to the rear, garage and driveway parking!



## Ground Floor

### Entrance Hall

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

### Cloakroom

Rear aspect double glazed window. Fitted with a WC and wash hand basin. Part tiled. Tiled floor. Radiator.

### Living Room

18' 1" x 11' 3" ( 5.51m x 3.43m )  
Front aspect double glazed window. Double glazed patio doors to rear. TV point. Telephone point. Radiator.

### Dining Room

11' 3" x 9' 8" ( 3.43m x 2.95m )  
Front aspect double glazed window. Radiator.

### Kitchen

11' 3" x 8' ( 3.43m x 2.44m )  
Rear aspect double glazed window. Double glazed door to rear. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Built-in electric oven and hob with cooker hood over. Boiler. Tiled floor. Radiator.

### Conservatory

10' 4" x 9' 4" ( 3.15m x 2.84m )  
Of UPVC construction with double glazed windows to side and rear. Double glazed doors rear. Power and light connected. Wall mounted electric heater.

## First Floor

### Landing

Front and rear double glazed windows. Cupboard. Access to loft. Radiator.

### Bedroom 1

11' 4" x 11' 1" ( 3.45m x 3.38m )  
Front aspect double glazed window. Radiator.

### En Suite

Side aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Shaver point. Extractor fan.

### Bedroom 2

11' 5" x 9' 6" ( 3.48m x 2.90m )  
Front aspect double glazed window. Radiator.

### Bedroom 3

11' 6" x 8' 4" ( 3.51m x 2.54m )  
Rear aspect double glazed window. Radiator.

### Bathroom

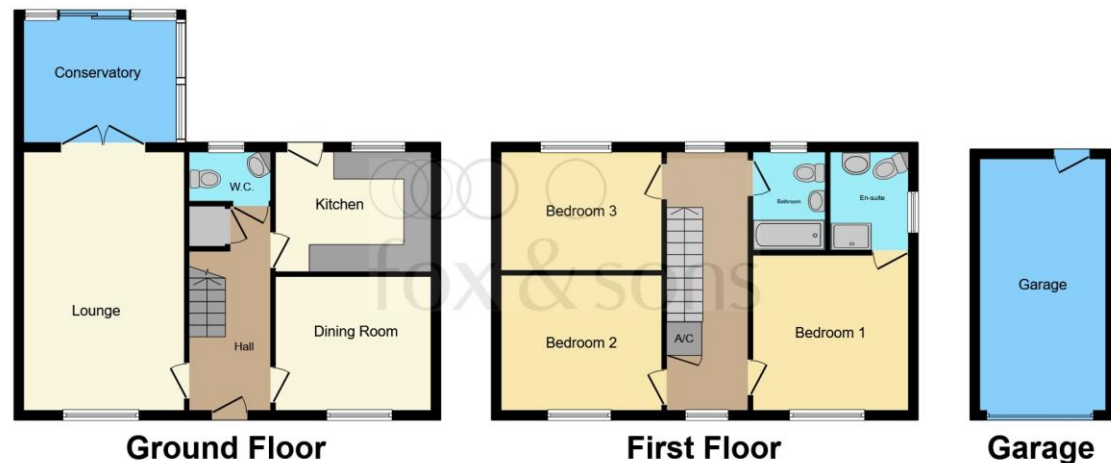
Rear aspect double glazed window. Fitted with a suite comprising a bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan.

## Outside

There is an enclosed rear garden, which is mainly laid to low maintenance stone chippings with a paved patio area. A door gives pedestrian access to the garage.

## Garage

18' 3" x 9' 1" ( 5.56m x 2.77m )  
With up-and-over electric door, double glazed personal door to rear, and power and light connected. EV charging point.



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**

## **Oak Drive, Crewkerne**

- Three Bedrooms
- Well Presented Throughout
- Garage And Parking
- Conservatory
- Council Tax Band: D

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**

### **directions to this property:**

From our office in the town centre of Crewkerne proceed up North Street and take the second major right turn into Ashlands Road. Take the second turning into Oak Drive, follow the road around and the property will be found denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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