



Orchard Rise, Crewkerne TA18 8EH

welcome to

Orchard Rise, Crewkerne

A well presented three bedroom semi-detached house situated in a popular residential area and ideally situated within walking distance of town centre! The property also benefits from an enclosed rear garden, garage and driveway parking!



Ground Floor

Entrance Porch

Double glazed door to front. Front aspect double glazed window.

Entrance Hall

Double glazed door to front. Stairs rising to first floor. Under stairs cupboard. Radiator.

Cloakroom

Fitted with a WC and wash hand basin.

Kitchen

9' x 8' 10" (2.74m x 2.69m)

Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a sink and drainer. Integrated fridge/freezer and dishwasher. Built-in oven and induction hob with cooker hood over. Built-in microwave. Space and plumbing for washing machine.

Living Room

15' 2" x 14' 11" (4.62m x 4.55m)

Double glazed doors to conservatory. Rear aspect double glazed window. Electric fire. Two radiators.

Conservatory

7' 6" x 7' 3" (2.29m x 2.21m)

Side and rear aspect double glazed windows. Double glazed sliding door to garden.

First Floor

Landing

Stairs from entrance hall. Access to loft.

Bedroom 1

11' 8" plus wardrobe x 8' (3.56m plus wardrobe x 2.44m)

Front aspect double glazed window. Built-in wardrobe. Radiator.

Bedroom 2

10' 3" x 7' 9" (3.12m x 2.36m)

Rear aspect double glazed window. Radiator.

Bedroom 3

7' 1" plus wardrobe x 6' 11" (2.16m plus wardrobe x 2.11m)

Rear aspect double glazed window. Built-in wardrobe. Radiator.

Bathroom

Fitted with a white suite comprising a panelled bath with mixer taps and shower over including hand and waterfall shower heads, vanity wash hand basin and WC. Storage cupboards. Light-up mirror. Extractor fan. Underfloor heating. Radiator.

Outside

The front garden is laid to lawn with a pathway leading to the front door. A driveway provides parking and leads to the garage. The enclosed rear garden is mainly laid to lawn. A gate at the side gives pedestrian access.

Garage

With electric up-and-over door controlled by a fob.



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



view this property online fox-and-sons.co.uk/Property/CRK105948



welcome to

Orchard Rise, Crewkerne

- Semi-Detached House
- Three Bedrooms
- Living Room And Conservatory
- Enclosed Rear Garden, Garage and Driveway Parking
- Air Source Heat Pump
- Council Tax Band: C

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105948



Property Ref:
CRK105948 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk