



**Parsonage House, Barn Street, Crewkerne TA18 8BP**



**welcome to**

**Parsonage House, Barn Street, Crewkerne**

A Grade II Listed three bedroom semi-detached house featuring an abundance of character features. The property, which is being marketed with the benefit of NO ONWARD CHAIN, is conveniently situated for town centre amenities.



## Ground Floor

### Entrance Hall

Wooden door to front. Fitted carpet.

### Living Room

20' 2" x 13' 1" ( 6.15m x 3.99m )

Front aspect single glazed window. Fireplace with log effect gas fire (disconnected). Exposed beams. Single glazed door to dining room/stairs. Door to cellar. Fitted carpet. TV point. Radiator.

### Kitchen

14' 8" x 7' 11" ( 4.47m x 2.41m )

Rear aspect single glazed window. Fitted base and wall units. Work surfaces incorporating a double bowl stainless steel sink and drainer. Tiled splashbacks. Space for cooker and fridge. Space and plumbing for dishwasher. Fluorescent tube ceiling light. Vinyl flooring. Telephone point. Radiator.

### Utility Space

5' 10" x 4' ( 1.78m x 1.22m )

Space and plumbing for washing machine. Boiler. Vinyl flooring.

### Dining Room

13' 2" max x 10' 7" max ( 4.01m max x 3.23m max )

Front and rear aspect single glazed windows. Closed fireplace. Exposed beam. Wall and ceiling lights. Fitted carpet. TV and telephone points. Two radiators.

### Cloakroom

Rear aspect single glazed window. Fitted with a WC and wash hand basin. Part tiled. Vinyl flooring. Radiator.

### Conservatory

10' 10" x 9' 3" ( 3.30m x 2.82m )

Four single glazed windows to rear. Side aspect double glazed window. Single glazed window to dining room. Double glazed door to side. Exposed brick wall. Wall unit. Wall lights. Tiled floor. Radiator.

### Cellar

## First Floor

### Landing

Front aspect single glazed window. Cupboard. Fitted carpet. Radiator.

### Bedroom 1

14' 9" max into wardrobe x 13' 1" ( 4.50m max into wardrobe x 3.99m )

Front aspect single glazed window. Built-in wardrobe housing hot water tank. Exposed beams. Wall and ceiling lights. Door to en suite. Fitted carpet. Telephone point. Radiator.

### En Suite

Fitted with a large shower cubicle with mixer taps and wash hand basin. Part tiled. Ceiling light. Extractor fan. Vinyl flooring. Electric towel heater.

### Bedroom 2

13' 1" x 13' 1" max ( 3.99m x 3.99m max )

Front and side aspect single glazed window. Single glazed window to stairs. Fitted carpet. Telephone point. Radiator.

### WC

Side aspect single glazed window. Fitted with a WC and wash hand basin. Fitted carpet.

## Second Floor

### Landing

Restricted head height. Fitted carpet.

### Bedroom 3

12' 2" max into wardrobe x 8' 7" Restricted head height ( 3.71m max into wardrobe x 2.62m Restricted head height )  
Front aspect single glazed window. Beams. Fitted carpet. Radiator.

### Bathroom

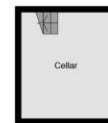
Restricted head height. Front aspect single glazed window. Fitted with a white suite comprising a panelled bath, vanity wash hand basin and WC. Part tiled. Extractor fan. Fitted carpet. Radiator.

### Outside

The enclosed garden lies to the side and rear of the house and is planted with a variety of mature shrubs and trees.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



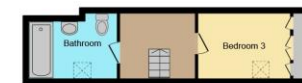
Cellar



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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## Parsonage House, Barn Street, Crewkerne

- Semi-Detached House
- Three Bedrooms
- Grade II Listed
- En Suite To Bedroom One And Family Bathroom
- Two Reception Rooms And Conservatory
- Enclosed Rear Garden And Parking
- Council Tax Band: E

Tenure: Freehold EPC Rating: E

# £350,000



Please note the marker reflects the postcode not the actual property

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