



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.

W C

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

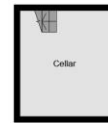
Restricted head height. Front aspect single glazed window. Fitted with a white suite comprising a panelled bath, vanity wash hand basin and WC. Part tiled. Extractor fan. Fitted carpet. Radiator.

Outside

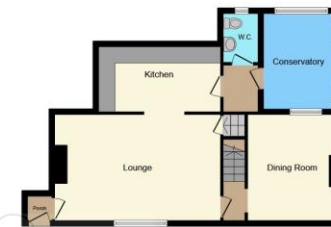
The enclosed garden lies to the side and rear of the house and is planted with a variety of mature shrubs and trees.

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



view this property online fox-and-sons.co.uk/Property/CRK105852



welcome to

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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105852



Property Ref:
CRK105852 - 0006

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