



**Severalls Park Avenue, Crewkerne TA18 8DR**



**welcome to**

**Severalls Park Avenue, Crewkerne**

A well presented three bedroom semi-detached house situated towards the end of this residential road. Downstairs there is an open plan kitchen/diner and living room. Outside there is an outdoor covered entertaining area leading on to the garden and a workshop runs the full length side of house.



## Ground Floor

### Entrance Hall

Double glazed door to front. Tiled floor. Radiator.

### Living Room

14' 6" max x 11' 11" plus bay window ( 4.42m max x 3.63m plus bay window )

Front aspect double glazed bay window with shutters. Feature wood burner style electric fire. Telephone point. Radiator.

### Kitchen / Diner

17' 11" x 8' 5" ( 5.46m x 2.57m )

Two rear aspect double glazed windows. Single glazed door to rear. Fitted with a range of soft close base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Gas cooker. Dishwasher. Breakfast bar. Walk-in under stairs cupboard with shelving. Radiator.

### Utility Room

8' 8" x 6' 2" ( 2.64m x 1.88m )

Two double glazed doors to side. Side and rear aspect double glazed window. Fitted base and wall units. Washing machine. Tiled floor. Radiator.

## First Floor

### Landing

Side aspect double glazed window. Access to loft. Cupboard above stairs.

### Bedroom 1

12' x 8' 6" max ( 3.66m x 2.59m max )

Rear aspect double glazed window with shutters. Radiator.

### Bedroom 2

9' 2" x 8' 5" ( 2.79m x 2.57m )

Rear aspect double glazed window with shutters. Radiator.

### Bedroom 3

10' 5" max x 8' 5" ( 3.17m max x 2.57m )

Front aspect double glazed window with shutters. Fitted wardrobe. Radiator.

### Bathroom

Front aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Tiled floor. Towel heater.

### Outdoor Covered Area

10' 11" max x 9' 10" ( 3.33m max x 3.00m )

Laid to paving with a plumbed Belfast style sink. Wall light.

## Outside

The front garden is laid to hardstanding and pavers with borders of plants and shrubs. The enclosed rear garden is initially laid to paving with stone chipping and slate areas with shrub borders. There is also a potting table. Outside tap.

### Workshop

23' 3" x 7' 3" max ( 7.09m x 2.21m max )

Door to front. Front aspect single glazed window. Double glazed double doors to rear. Power and light connected. Outside tap.



Ground Floor



First 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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## **Severalls Park Avenue, Crewkerne**

- Semi-Detached House
- Three Bedrooms
- Well Presented
- Kitchen / Diner And Utility Room
- Parking And Enclosed Rear Garden
- Council Tax Band: B

Tenure: Freehold EPC Rating: E

**£250,000**



Please note the marker reflects the postcode not the actual property

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