



**Lyewater, Crewkerne TA18 8BB**

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## **Lyewater, Crewkerne**

This extremely well presented mid terraced cottage is set in a no through road and conveniently situated for town centre amenities. The property offers accommodation briefly comprising entrance hall, two reception rooms, kitchen, three bedrooms, bathroom. Outside there is an enclosed rear garden.



## Ground Floor Entrance Hall

Double glazed door to front. Wooden floor.

## Living Room

12' 3" plus recess x 10' 1" max ( 3.73m plus recess x 3.07m max )

Single glazed door to front. Front aspect double glazed window with window seat. Log burner. Telephone point. Flagstone floor. Radiator.

## Dining Room

10' 7" max plus recess x 10' plus recess ( 3.23m max plus recess x 3.05m plus recess )

Feature fireplace. Under stairs cupboard. Wall light. Flagstone floor. Radiator.

## Kitchen

10' 9" x 7' 7" max ( 3.28m x 2.31m max )

Rear aspect double glazed window. Double glazed skylight window. Double glazed patio doors to rear. Fitted base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Built-in electric double oven and gas hob with cooker hood over. Space and plumbing for washing machine. Tiled floor. Radiator.

## Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a corner bath with mixer taps and shower over, vanity wash hand basin and WC. Tiled walls. Extractor fan. Tiled floor. Towel heater. Radiator.

## First Floor Landing

Boiler. Access to loft. Fitted carpet.

## Bedroom 1

10' 5" max x 8' 10" ( 3.17m max x 2.69m )

Rear aspect double glazed window. Fitted carpet. Radiator.

## Bedroom 2

11' 7" x 6' 9" max ( 3.53m x 2.06m max )

Front aspect double glazed window. Fitted carpet. Radiator.

## Bedroom 3

8' 7" x 6' 2" ( 2.62m x 1.88m )

Front aspect double glazed window. Fitted carpet. Radiator.

## Outside

The enclosed rear garden is mainly laid to lawn with raised beds and a gravelled area. There is a garden shed and outside tap.



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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## Lyewater, Crewkerne

- Mid Terraced Cottage
- Three Bedrooms
- Two Reception Rooms
- Well Presented
- Conveniently Situated For Town Centre Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£225,000**



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