



**Mount Pleasant, Crewkerne TA18 7AH**



**welcome to**

## **Mount Pleasant, Crewkerne**

A fantastic opportunity to purchase this period semi-detached hamstone house. The property, which enjoys views across town and countryside, offers versatile spacious accommodation and would be a great project for someone looking for a super family home. Viewing recommended!



## Ground Floor

### Front Porch

Single glazed door to front. Side aspect single glazed windows.

### Entrance Hall

Door to front. Front aspect double glazed window. Flagstone floor. Radiator.

### Rear Hall

Door to side. Wooden floor.

### Cloakroom

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

### Living Room

15' 11" x 11' max ( 4.85m x 3.35m max )  
Front aspect single glazed window with shutters. Open fire. Wooden floor. TV point. Radiator.

### Dining Room

18' 7" x 11' 9" max ( 5.66m x 3.58m max )  
Rear aspect single glazed window with shutters. Under stairs cupboard. Flagstone floor and fitted carpet. Telephone point. Radiator.

### Reception Room 3

24' x 10' 10" max ( 7.32m x 3.30m max )  
Rear aspect single glazed window. Single glazed doors to front. Feature fireplace. Fitted carpet. Radiator.

### Kitchen

12' 2" max x 8' 8" ( 3.71m max x 2.64m )  
Two side aspect single glazed windows. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Part tiled. Space for cooker and washing machine. Walk-in larder.

## First Floor

### Landing

Front aspect single glazed window. An ideal desk/office space. Two cupboards. Wooden floor. Radiator.

### Bedroom 1

23' 5" max into bay x 11' 11" max ( 7.14m max into bay x 3.63m max )  
Front aspect single glazed window. Under stairs cupboard. Fitted carpet. Radiator.

## En Suite

Rear aspect single glazed window. Fitted with a shower cubicle and wash hand basin. Part tiled. Wooden floor.

### Bedroom 2

12' 3" max into bay x 11' max ( 3.73m max into bay x 3.35m max )  
Rear aspect single glazed window. Wash hand basin. Fitted carpet. Radiator.

### Bedroom 3

12' 6" max into bay x 11' max ( 3.81m max into bay x 3.35m max )  
Front aspect single glazed window. Feature fireplace. Wooden floor. Radiator.

## Bathroom

Dual aspect room with single glazed windows to side and rear. Fitted with a suite comprising a panelled bath, vanity wash hand basin and WC. Part tiled. Door to utility.

## Utility Room

12' 2" max x 8' 1" max ( 3.71m max x 2.46m max )  
Rear aspect single glazed window. Sink. Boiler. Space and plumbing for washing machine. Radiator.

## Second Floor

### Loft Room 1

16' 11" x 14' 8" max ( 5.16m x 4.47m max )  
Restricted head height. Front aspect single glazed window. Fitted carpet.

## Loft Room 2

11' 9" x 8' 4" plus recess ( 3.58m x 2.54m plus recess )  
Restricted head height. Access to loft. Rear aspect single glazed window. Wooden floor.

## Outside

The front garden is mainly laid to lawn with mature shrubs, a particular feature is the far reaching views across town and countryside. At the rear of the house, there is a paved seating area with mature shrubs including a Wisteria believed to be around 150 years old.

## Old Stables

20' 4" max x 10' 4" ( 6.20m max x 3.15m )  
Front aspect single glazed window. Door to front. Rear gate and side access to the front.

## Agents Note

The seller would like us to suggest that off road parking could be achieved by applying to your local council for permission and undertaking works by an approved contractor. Please contact the local authority for advice and guidance in this respect.



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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## Mount Pleasant, Crewkerne

- Semi-Detached House
- Three Double Bedrooms And Two Loft Rooms
- Three Reception Rooms
- Master Bedroom En Suite
- Period Features Including Fireplaces And Flagstone Floors
- Veranda At Front Of House
- Rear Garden With Outbuilding

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

**£395,000**



Please note the marker reflects the  
postcode not the actual property

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**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



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



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