



Foxlea



Foxlea North Street

, Crewkerne, Somerset, TA18 7AW

Town Centre 1/2 mile. Train Station 2 miles. Yeovil 9 miles.
Jurassic Coast 14 miles.

An individually designed and extended, versatile detached bungalow quietly tucked away, set within attractive gardens with parking and garaging, together with delightful westerly views over open farmland. EPC Band E.

- Spacious Detached Bungalow
- Sitting Room and Conservatory
- Three/Four Bedrooms
- Loft Room/Home Office
- Hidden Location
- Spacious Kitchen/Dining room
- Separate Open Plan Family Room/Kitchen
- Integral Garage, Parking and Delightful Gardens

Offers In Excess Of £500,000

SITUATION

Foxlea is quietly tucked away down a private road. It lies within approximately 1/2 mile of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to Exeter and London Waterloo. The A303 can also be joined approximately 5 miles north and the Jurassic Coastline within approximately 14 miles to the south.

DESCRIPTION

This extended and individually designed bungalow is constructed principally of reconstituted stone and is contained beneath a tiled roof. Recently the property has been extended and includes a family room with kitchen area, with adjoining shower room and store room, together with a first floor home office. The accommodation is most flexible with potentially four other bedrooms, along with a spacious kitchen/dining room and garden room which takes in the wonderful westerly views over open farmland. The property is well appointed, benefits from uPVC double glazed windows and doors throughout, together with oil fired central heating.



ACCOMMODATION

Patio doors opening into a porch with doorway leading to the entrance hallway, with trap access to roof void and airing cupboard. Sitting room with window overlooking the side garden, LPG fireplace and sliding patio door leading to the garden room, a wonderful all year round room with a newly installed warm roof, beautiful views on three aspects and glazed door to front. Spacious kitchen/dining room with views from two aspects and door to side. Recently installed kitchen with sink, range of cream floor and wall mounted cupboards and drawers with wood effect worktops, built in electric oven and hob along with extractor hood over, integrated dishwasher and space for fridge. Breakfast bar and oil fired Rayburn for cooking, hot water and central heating, space for dining table. Bedroom four is currently used as a dining room with window to front. Principal suite with window to front and door to the en suite shower room comprising shower cubicle, wash hand basin and WC. Bedroom two with rear aspect window and built in wardrobes to one wall. Bedroom three with rear aspect window. Family bathroom comprising panelled bath, separate shower cubicle, wash hand basin, WC and window to rear. Integral garage approached through manual roller door. connected with power and light, along with plumbing for washing machine and personal door to hallway and further door to the store room, with window to rear and further door to the shower room, comprising; shower cubicle, wash hand basin and WC. Door to family room with views on three aspects including glazed french doors to garden. Kitchen area and stairs leading to the first floor home office, with window to side and built in cupboards.

OUTSIDE

The property is approached over a private road with driveway providing parking and access to the integral garage. The property is located centrally within its plot with attractive gardens and grounds with well stocked flower and shrub borders and lovely country views. To the side of the property is a productive vegetable garden with a greenhouse and shed.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

Mobile Available : EE THREE, VODAPHONE and O2 (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office telephone 01935 475000.

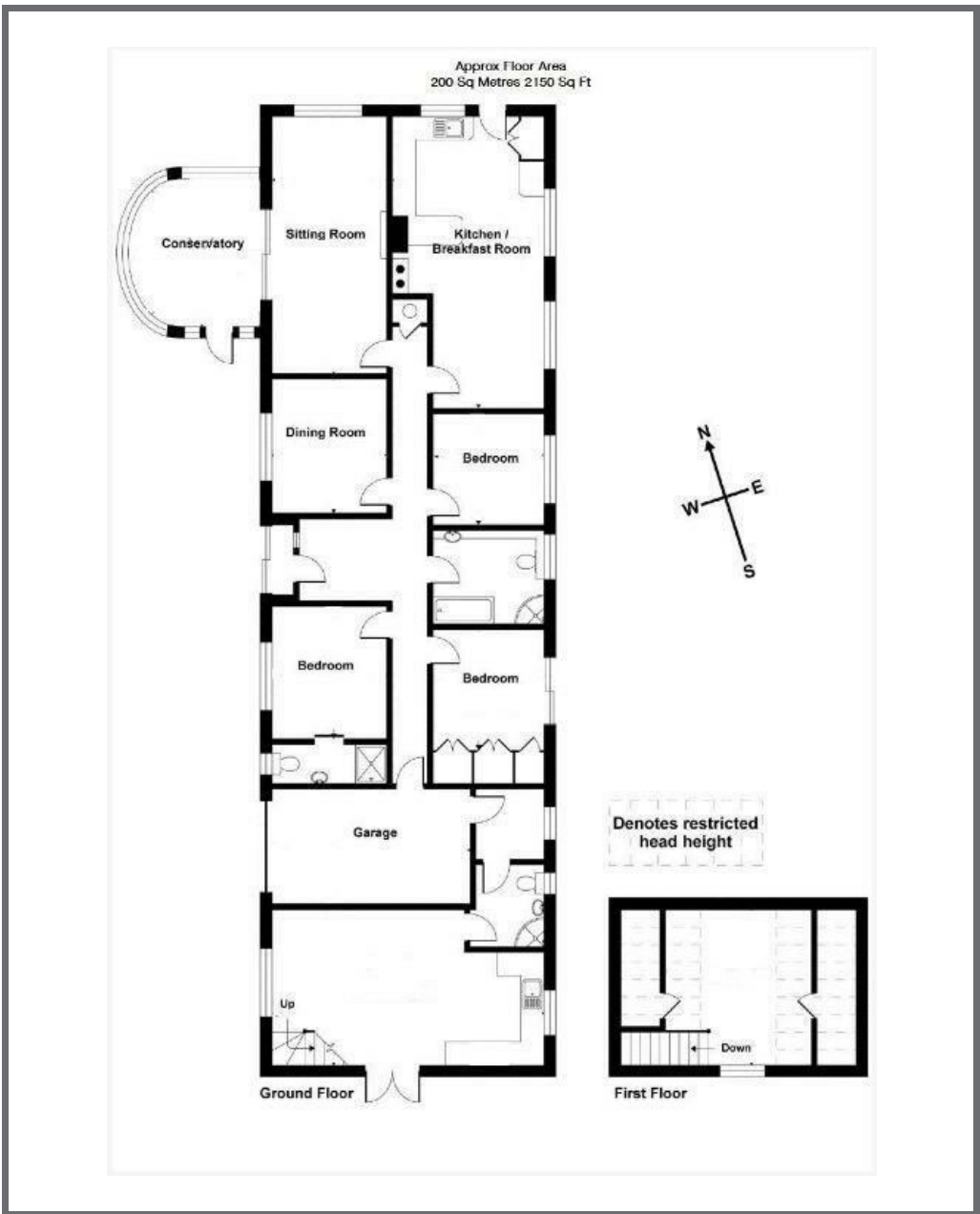
DIRECTIONS

From the centre of Crewkerne head north along North street, passing Ashlands Primary School, taking the next turning left after Greenfields, down a private road signposted Crewkerne Horticultural, whereupon Foxlea will be found a short distance along on the right hand side.

FLOOD RISK STATUS - none



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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