



Oak View 16 Station Road



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Crewkerne, Somerset TA18 8AJ

Town Centre 1 mile. Railway Station 250m. A303 7 miles. Lyme Regis 16 miles.

A deceptively spacious five bedroom semi-detached Edwardian town house, enjoying views to the front and rear. Extensive parking, garage and enclosed gardens. EPC Band E.

- Two Reception rooms
- Utility and Cloakroom
- Two second floor bedrooms, bathroom and kitchen
- Garage
- Freehold
- Kitchen/Breakfast Room
- Three First Floor Bedrooms and Bathroom
- Extensive Parking
- Private Gardens
- Council Tax Band D

## Offers In Excess Of £475,000

### SITUATION

Oak View is situated in an elevated position and enjoys fine country views to both front and rear. It lies within approximately 1 mile of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket and several antique shops. The major centre of Yeovil is within 10 miles and a mainline railway station to Exeter and London Waterloo is within 250m. Lyme Regis and the Jurassic coastline are within an easy drive of approximately 16 miles.

### DESCRIPTION

Oak View comprises a substantial three storey semi-detached Edwardian town house built in 1903. It is constructed principally of brick exterior elevations and is contained beneath a slate roof. The property benefits from gas fired central heating throughout and has also had many of its windows replaced with uPVC double glazed windows and some doors. The property offers flexible accommodation including two reception rooms, good size kitchen/breakfast room, utility and cloakroom all on the ground floor. On the first floor, three double bedrooms and a family bathroom. On the second floor are two further double bedrooms however in the past the second floor accommodation has been used as a one bedroom apartment and incorporates a sitting room, kitchen, bedroom and bathroom.

Outside the property enjoys ample parking together with a single garage through which additional parking can be provided in the rear courtyard, beyond which is an enclosed garden backing onto fields.



## ACCOMMODATION

Glazed french doors open into the entrance porch with stained glass window to the side and glazed door opening into the hallway with attractive quarry tiled flooring and exposed brickwork to one wall. Stairs rising to the first floor. Dining room with bay window to front, together with shutters, gas living flame fire on a quarry tiled hearth with wooden surround and over mantle, picture rail and deep cornice. Sitting room with cast iron fireplace (sealed) with tiled surround, slate hearth, exposed floorboards, picture rail and deep cornice, two wall light points, views from two aspects including newly installed glazed french doors to rear. Spacious kitchen comprising; 1 1/4 bowl sink unit with mixer taps over, range of floor and wall mounted cupboards and drawers, island unit, attractive tiled flooring and recessed area housing the Rangemaster cooker providing double oven and grill together with 5 gas burners and a warming plate. Space and plumbing for dishwasher, three newly installed sash windows to side and glazed door leading to the garden. Laundry room with worktop, space beneath for washing machine, wall mounted Worcester gas fired boiler, tiled floor and glazed door to the cloakroom comprising; low level WC, table mounted circular wash bowl, heated towel rail and tiled floor.

Landing with airing cupboard and linen cupboard, door with staircase rising to the second floor. Bedroom one with window to front enjoying fine views, exposed floorboards, picture rail and cast iron grate with tiled surround, hearth and over mantle, fitted wardrobes and walk-in wardrobe. Bedroom two with views from two aspects. Bathroom comprising; panelled bath, walk-in shower cubicle, wall hung wash hand basin, low level WC, two heated towel rails, exposed floorboards, exposed brickwork and part tiled walls. Bedroom three with window to side, cast iron fireplace, recessed shelving and picture rail.

Second floor landing with skylight and trap access to roof void with wooden folding ladder. Bedroom four previously used as a sitting room with a range of fitted wardrobes, cast iron fireplace, exposed beams and window to front. Bedroom five formerly a sitting room with sloping ceiling, exposed floorboards, cast iron fireplace and exposed beams. Bathroom comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, shaver socket and tiled floor and walls. Kitchen comprising 1 1/4 bowl single drainer sink unit with mixer taps over, adjoining worktops with a range of floor cupboards, one wall mounted cupboard, space for gas cooker with extractor hood over, sloping ceiling, large walk-in store cupboard and window with fine views to rear.

## OUTSIDE

The property is approached over a concrete driveway providing parking for at least 3 vehicles. Adjoining the drive is a lawned garden to front. To the side of the property is a garage approached through a fibreglass up and over door and is connected with power and light, together with a concrete floor and further fibreglass up and over door giving vehicular access into the rear courtyard which is walled and fenced, giving additional parking for 3-4 vehicles. It is also an ideal area for outdoor entertaining and benefits from external lighting and cold water tap. From here steps lead up to a lawned garden which is fenced and walled giving much privacy, together with a fine selection of flower and shrub borders. There is also a decking area with metal storage shed.

## SERVICES

All mains services are connected. Gas fired central heating.  
Broadband Available : ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)  
Mobile Network Available : EE, Three, O2 and Vodafone (ofcom)

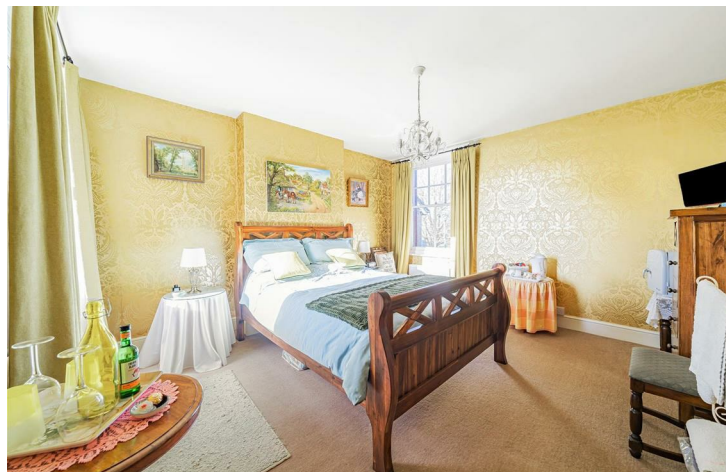
## VIEWINGS

Strictly by appointment via the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

## DIRECTIONS

From the centre of Crewkerne take the A356 out of the town towards Misterton. After approximately 1 mile Oak View will be seen on the right hand side, clearly identified by our For Sale board.

**FLOOD RISK STATUS - none**



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2330 sq ft / 216.4 sq m  
 Limited Use Area(s) = 70 sq ft / 6.5 sq m  
 Garage = 123 sq ft / 11.4 sq m  
 Total = 2523 sq ft / 234.3 sq m  
 For identification only - Not to scale

Denotes restricted head height

Ground Floor  
 First Floor  
 Second Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1094091



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		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,  
 Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000