



5, Barn Street

5, Barn Street

, Crewkerne, Somerset TA18 8BP

Town centre 200m. Railway station 1.75 miles. Yeovil 9 miles.

A charming two bedroom hamstone cottage, newly decorated and new flooring throughout, benefitting from gas fired central heating and a private courtyard garden. All within walking distance of the town. EPC Band D

- Walking distance of the town centre
- Excellent decorative order throughout
- Cloakroom
- Two Bedrooms and Shower Room
- Freehold
- Period Cottage
- Lounge/Dining Room
- Kitchen
- Courtyard Garden
- Council Tax Band B

Guide Price £195,000

SITUATION

5 Barn Street is situated close to the town centre, where a good range of shopping, recreational and scholastic facilities can be found, together with a Waitrose supermarket, leisure centre with swimming pool, doctors' surgery, dentist and hospital. The railway station lies within 1.75 miles which provides a regular rail link to Exeter and London Waterloo.

DESCRIPTION

5 Barn Street comprises a two bedroom, end of terrace cottage constructed principally of hamstone with some rendered and brick elevations and is contained beneath a tiled roof. It benefits from wooden double glazed windows, together with gas fired central heating. The cottage boasts a wealth of period features, including exposed beams and window seats and has recently been decorated throughout together with brand new carpet and vinyl flooring. The internal doors are all pine, ledged and braced, which matches the pine kitchen units. The cottage also benefits from a walled and fenced courtyard garden, which also has side access.



ACCOMMODATION

Glazed timber door leads to the lounge/dining room with a feature hamstone fireplace. Two double glazed windows to the front including window seat, two radiators, three wall light points and coats cupboard, housing the electric and gas meters. Exposed beams, glazed door to side, thermostatic controls for central heating and five steps up to the kitchen. Cloakroom with low level WC and wash hand basin, window to side and electric radiator. Kitchen comprising single drainer sink unit with mixer taps over, adjoining worktops and a range of pine floor and wall mounted cupboards and drawers, freestanding Hotpoint Ultima gas cooker with oven and grill, together with extractor hood over. Space and plumbing for washing machine, two double glazed windows to rear and uPVC double glazed door to the rear courtyard. Six steps lead up to the landing with trap access to the roof void. Bedroom one with double glazed window to front, radiator and internal obscure glazed window, built in wardrobe with hanging rail. Bedroom two with double glazed windows on two aspects and window seat, radiator and cruck beam. Shower room comprising tiled shower cubicle, pedestal wash hand basin with light/shaver socket and low level WC, Velux roof light and radiator, pine boxed in newly installed Glow Worm gas fired boiler.

OUTSIDE

To the rear of the cottage is a walled and fenced courtyard garden which is paved together with a gravelled area, along with various shrubs and bushes. There is also a brick built Bar-B-Que and side gate.

SERVICES

All mains services are connected.

Gas fired central heating

Broadband availability: Standard and Superfast (ofcom)

Mobile availability: EE, Three, O2 and Vodafone (ofcom)

Flood risk status: very low risk (environment agency)

Possessory title for the garden area

VIEWINGS

Strictly by appointment through the vendors selling agents Stags, Yeovil office. Telephone 01935 475000

DIRECTIONS

From the Yeovil direction continue into the centre of the town, pass through the main traffic lights and bear right along the A30 towards Chard. Having passed the car park on the left hand side, take the 2nd left into Barn Street, whereupon no. 5 will be seen on the left hand side, clearly identified by our For Sale board.



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.



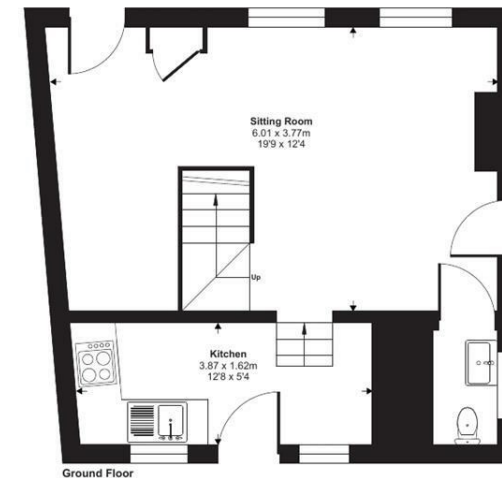
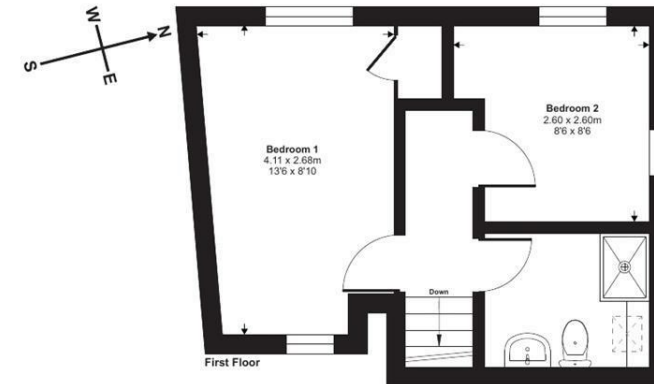
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		55
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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01935 475000

Approximate Area = 597 sq ft / 55.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1265688



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