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Broadshard, Crewkerne,

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Broadshard
Crewkerne
TA18 7NF

This charming end-of-terrace, two-bedroom house is situated on the outskirts of Crewkerne. Offered to the market with no onward chain, this home presents an excellent opportunity for prospective buyers.



- Spacious two bedroom house
 - End-of-terrace
- Two reception rooms
 - Extended kitchen
 - Wood burning stove
 - Large rear garden
 - Elevated position
 - No onward chain

Guide Price £239,950

Freehold

Beaminstor Sales
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DWELLING

This charming end-of-terrace, two-bedroom house is situated on the outskirts of Crewkerne, occupying an elevated position that provides stunning views of the surrounding fields. The property boasts two spacious reception rooms, a modern kitchen, and two generously sized double bedrooms. Offered to the market with no onward chain, this home presents an excellent opportunity for prospective buyers.

ACCOMDATION

As you enter the property through a uPVC double-glazed door, a staircase leads to the upper floor, with doorways providing access to all principal rooms on the ground level. The first room on the right is the sitting room, featuring a cozy wood-burning stove, carpeted flooring, and views overlooking the front of the property. Adjacent to this is a spacious second reception room, boasting exposed wooden floorboards, a storage cupboard, and a step leading into the extended kitchen. The kitchen is thoughtfully designed with bespoke base and wall units, topped with solid wood countertops. It includes under-counter spaces for a washing machine and a tall fridge freezer, along with a freestanding cooker. Upstairs, there are two generously sized double bedrooms. The main bedroom, located at the front of the property, offers stunning views of the rolling hills in the distance and features a sizeable storage

cupboard. The family bathroom is equipped with a WC, a wash hand basin, a wall-mounted gas boiler, and a bath with a shower over it.

EXTERNAL

The rear of the property features a generous garden, complete with a raised sun terrace, a sunken seating area, a well-maintained lawn, and a spacious storage shed at the far end.

SERVICES

All mains services are connected

Somerset council tax band : B

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

[//planning.dorsetcouncil.gov.uk/searchresults.aspx](http://planning.dorsetcouncil.gov.uk/searchresults.aspx)

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

SITUATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, and is well known for its art, antiques, and tea rooms. Combined with traditional public houses, a range of shopping facilities, beautiful churches, a library, numerous schools, health centre, hospital, gym, aqua centre, supermarkets including Waitrose and various attractions, this makes it a very popular town to live. Bus services to neighbouring towns and a main line railway station, Exeter to London (Waterloo). Much of the surrounding countryside on the Somerset/Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also under half an hour's driving distance, along with Yeovil being a similar drive also with mainline railway connections.

DIRECTIONS

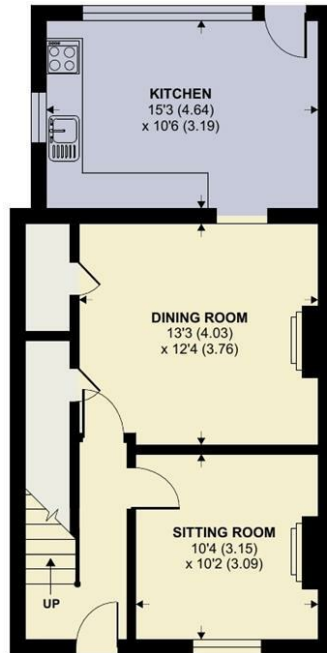
What3words [///healthier.inherits.refers](http://healthier.inherits.refers)



Broadshard, Crewkerne

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1228927



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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