



Symonds
& Sampson

10 Tannery Court

North Street, Crewkerne, Somerset

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North Street
Crewkerne
Somerset TA18 7AY

A beautifully modernised two-bedroom end-of-terrace home, ideally located near the town centre, featuring a stylish interior.



- End of terrace
- Two double bedrooms
- Modern kitchen and bathroom
 - Spacious living room
 - Extended on the rear
 - Parking for two cars
- Ideal first time home or investment property

Guide Price **£220,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A well-presented two-bedroom end-of-terrace brick-built house, conveniently located within walking distance of the town centre. The property has been fully modernised and features a contemporary kitchen, stylish bathroom, and an enclosed rear garden. Additional benefits include off-road parking. An ideal opportunity for first-time buyers or investors.

INTERNAL

Entering the property through a partially glazed uPVC front door, you arrive in the entrance lobby, which provides access to the sitting room and downstairs WC. The sitting room features newly fitted carpet, a front-facing window, and stairs rising to the first floor. There is ample space for a dining table to seat four, and it opens into a comfortable conservatory at the rear.

The recently installed kitchen is fitted with a range of matte-finish base and wall units, complemented by a roll-edge worktop. It includes an integrated single oven with hob and extractor fan, along with designated spaces for a washing machine and tall fridge freezer.

Upstairs, there are two generously sized double bedrooms, both benefiting from built-in storage. The modern bathroom, also recently installed, comprises a white suite

including a WC, wash hand basin, and a bath with shower over, along with a radiator.

EXTERNAL

To the front of the property is a low-maintenance garden featuring a selection of small, well-established shrubs.

At the rear, you'll find a private courtyard garden with a raised seating area, perfect for outdoor relaxation, along with a useful storage shed.

MATERIAL INFORMATION

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

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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.

SERVICES

All mains services are connected

Superfast broadband is available. All four major networks

offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Somerset Council tax band: B

LOCAL AUTHORITY

Somerset Council - 01935 462462

Tax Band B

DIRECTIONS

What3words ///hawks.lower.syndicate



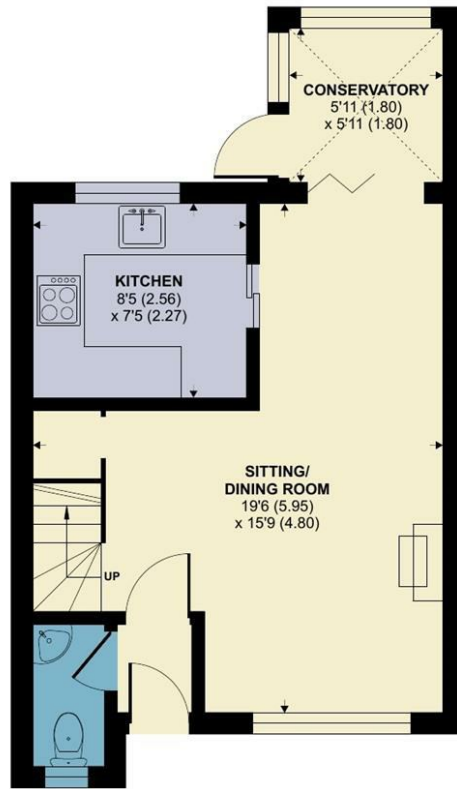


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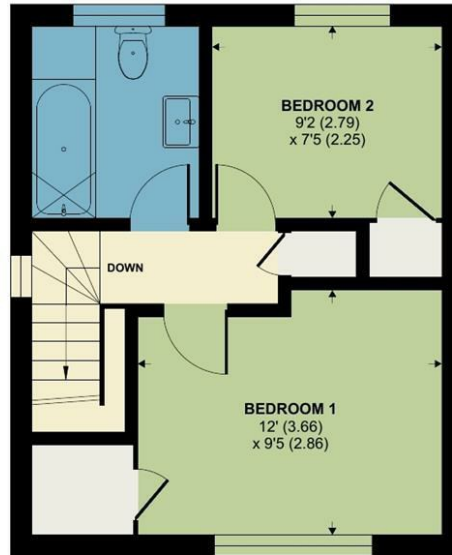
Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A+	85	85
A	72	85
B		
C		
D		
E		
F		
G		
Very energy inefficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



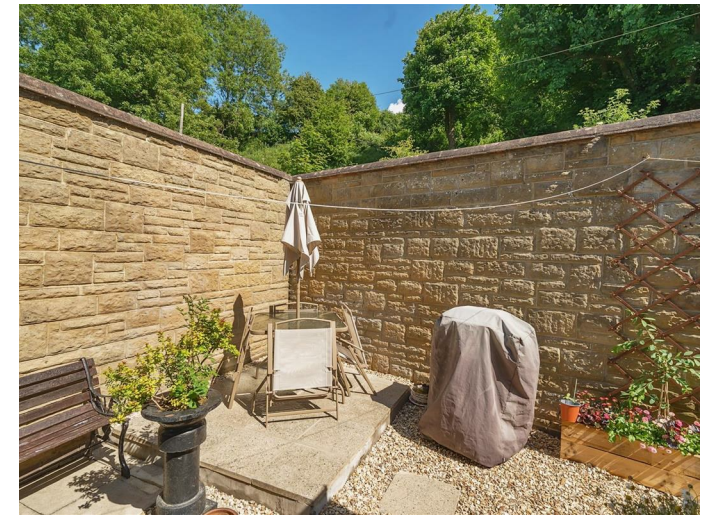
GROUND FLOOR



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: 1298572



BEA/ME/27.5.25/3724



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