



NORTH STREET

Crewkerne, TA18 7AW

Price Guide £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An Individual and versatile detached bungalow with additional home office/living space. The accommodation comprises entrance hall, sitting room, conservatory, kitchen/breakfast room, three main bedrooms with master en-suite, bedroom four/study, bathroom, internal garage links to the addition accommodation with a open plan living room/kitchen, bathroom and first floor room. The gardens wrap around the property and provides parking. One to view in a tucked away location within walking distance of Town. Oil fired central heating, mains electricity, the water is split between three properties, the seller pays approximately £360 annually.

Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

The local area

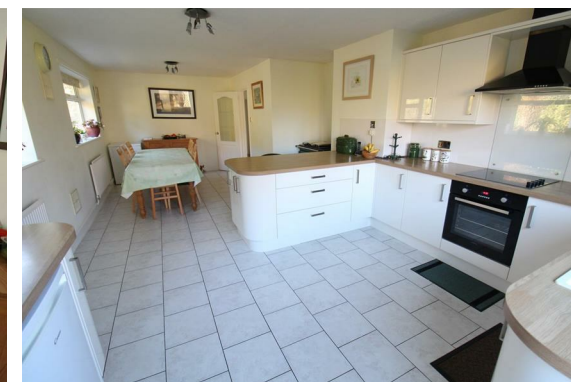
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



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

PROPERTY DESCRIPTION

Entrance Hall

Spacious hallway, loft access, airing cupboard, wood effect flooring.

Sitting Room

21'11" × 9'9" (6.70 × 2.99)

Window to the side aspect, LPG feature fireplace, sliding patio doors to:

Conservatory

12'7" × 11'3" (3.86 × 3.43)

Windows to all sides with door to garden and views across surrounding fields.

Kitchen/Breakfast Room

24'11" × 12'11" (7.61 × 3.96)

Windows to the side and rear and door to the garden. recently fitted kitchen with a range of cream units, wood effect work tops, built in electric oven and hob with cooker hood over, built in dishwasher, space for fridge, oil fired Rayburn.

Study/Bedroom Four

11'5" × 9'4" (3.50 × 2.87)

Window to the front aspect.

Master Bedroom

11'3" × 9'9" (3.43 × 2.99)

Window to the front aspect, door to:

En-Suite

Window to the front aspect, shower cubicle, wash hand basin, W.C.

Bedroom Two

10'2" × 9'5" (3.12 × 2.89)

Window to the rear aspect, built in wardrobes to one wall.

Bedroom Three

9'5" × 9'5" (2.89 × 2.89)

Window to the rear aspect.

Bathroom

Window to the rear aspect, suite comprising panelled bath, separate shower cubicle, wash hand basin, W.C.

Integral Garage

16'11" × 9'9" (5.18 × 2.99)

Roller door, light and power, plumbing for washing machine, door to:

Additional Accommodation

Open Plan Living Room/Kitchen

23'2" × 13'3" (7.08 × 4.04)

Windows to the front and rear aspect, patio doors to the side garden. Kitchen area, stairs to the first floor loft room. Door to:

Shower Room

Window to the rear, shower cubicle, wash hand basin, W.C. Door to:

Store Room

Window to the rear, door to garage.

Loft Room

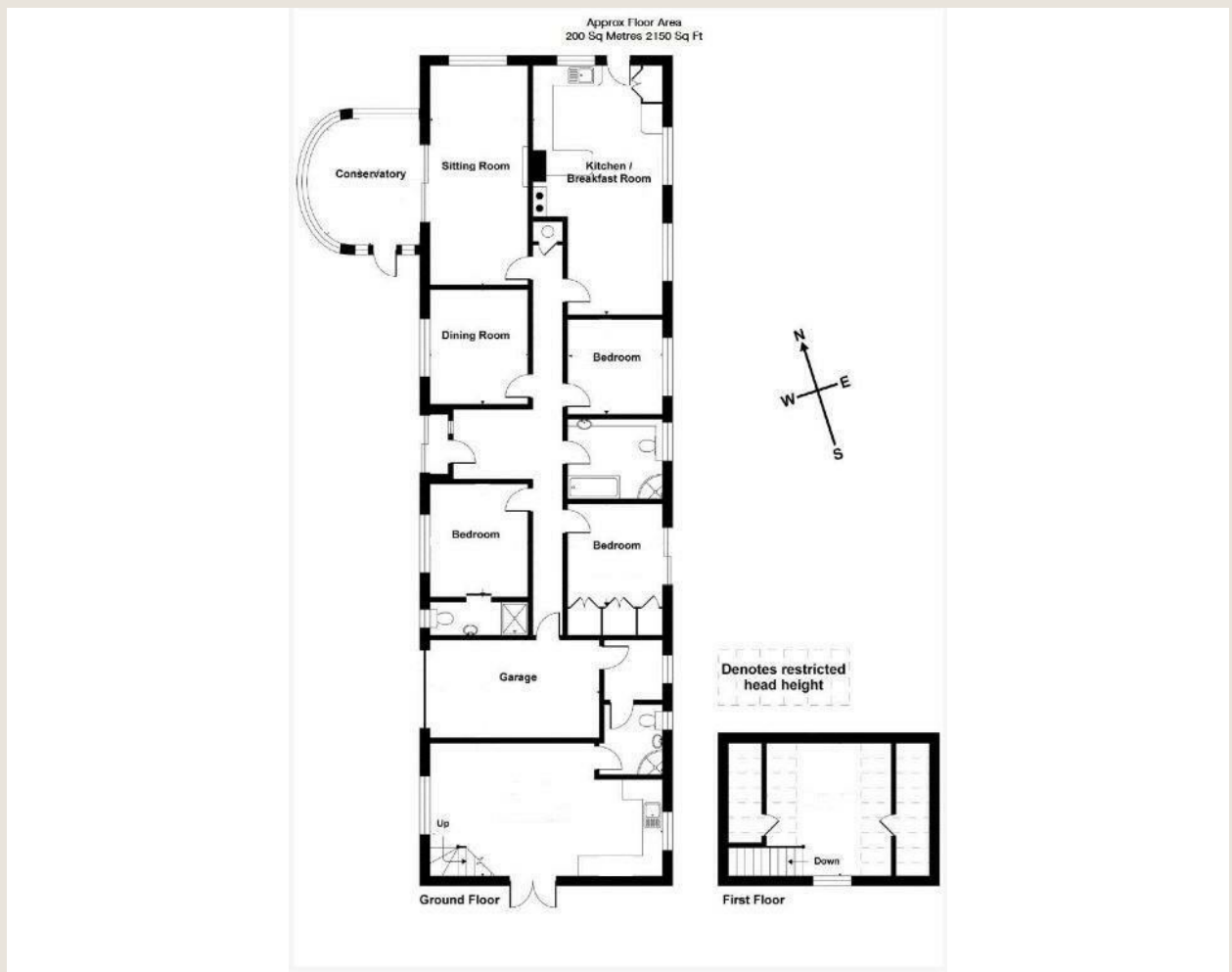
Window to the side aspect, built in cupboards.

Outside

The garden is well stocked and surrounds the property with lovely views over surrounding countryside. To the side of the property is a vegetable garden with a greenhouse and shed, and fruit garden to the front. The property has a driveway providing parking.

Agents Note

Council Tax Band E. Broadband speed, FTTC. Oil fired central heating, mains electricity, the water is split between three properties, the seller pays approximately £360 annually.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

