

12 JASMINE CLOSE Crewkerne, TA18 7DB

Price Guide £375,000



# PROPERTY DESCRIPTION

A charming detached bungalow that boasts two reception rooms, perfect for relaxing whilst enjoying the garden view. Convenience is key with off road parking and distance to the town centre, a traditional home with modern conveniences. The accommodation comprises porch, hall, sitting room, dining room, kitchen, utility room, master en-suite, two further double bedrooms and bathroom. Outside there is a driveway and garage. Offered with no onward chain.

#### Situation

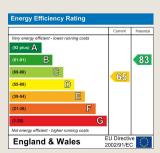
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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**

Somerset County Council Council Tax Band: E Tenure: Freehold EPC Rating: D













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### Porch

Door to:

### **Entrance Hall**

Cupboards, radiator, loft access.

### Sitting Room

 $17'5 \times 11'6 (5.31m \times 3.51m)$ 

Sliding patio doors to the rear garden, fireplace with electric fire, radiator, open arch into:

# Dining Room

 $12'6 \times 10'2 (3.81m \times 3.10m)$ 

Window to the front aspect, radaitor.

#### Kitchen

 $11'6 \times 8'8 (3.51m \times 2.64m)$ 

Window to the rear aspect and door to the side lobby, range of fitted units with built in oven and hob, sink/drainer unit and dishwasher.

## **Utility Room**

 $10'3 \times 4'9 (3.12m \times 1.45m)$ 

Window to the side aspect, range of units with sink/drainer, washing machine, wall mounted gas boiler.

### Side Lobby

Door to the rear garden.

### Master Bedroom

 $14'7 \times 10'6 (4.45 \text{m} \times 3.20 \text{m})$ 

Window to the front aspect, range of fitted units, radiator. Door to:

### **En-Suite**

Window to the side aspect, shower cubicle, low level W.C, pedestal wash hand basin, radiator.

### Bedroom Two

 $11'7 \times 10'7 (3.53m \times 3.23m)$ 

Window to the rear aspect, radiator.

#### Bedroom Three

 $14'3 \times 9 (4.34m \times 2.74m)$ 

Window to the front aspect, built in wardrobes, radiator.

#### **Bathroom**

 $9'1 \times 5'9 (2.77m \times 1.75m)$ 

Window to the rear aspect, bath with shower over, low level W.C, pedestal wash hand basin, radiator.

### Outside

The bungalow is on a corner plot with lawned front and side gardens with flower borders. There is a driveway to the side leading to the garage with electric door. Side gate gives access into the walled rear garden which is a good size part lawn and patio areas with pedestrian door into the garage.

## Garage

 $23 \times 9'I (7.0 \text{Im} \times 2.77 \text{m})$ 

Electric roller door, light and power connected.

## Agents Note

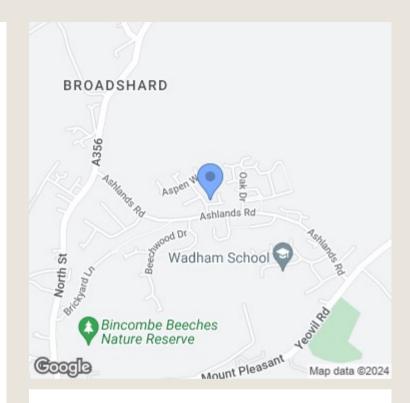
Council Tax Band E. Broadband speed, FTTC. Mains gas, water, drainage and electricity.



### **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)



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

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