



12 JASMINE CLOSE

Crewkerne, TA18 7DB

Price Guide £375,000

**MAYFAIR**  
TOWN & COUNTRY

# 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Porch

Door to:

## Entrance Hall

Cupboards, radiator, loft access.

## Sitting Room

17'5 × 11'6 (5.31m × 3.51m)

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

## Dining Room

12'6 × 10'2 (3.81m × 3.10m)

Window to the front aspect, radiator.

## Kitchen

11'6 × 8'8 (3.51m × 2.64m)

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

## Utility Room

10'3 × 4'9 (3.12m × 1.45m)

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

## Side Lobby

Door to the rear garden.

## Master Bedroom

14'7 × 10'6 (4.45m × 3.20m)

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 × 10'7 (3.53m × 3.23m)

Window to the rear aspect, radiator.

## Bedroom Three

14'3 × 9 (4.34m × 2.74m)

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

## Bathroom

9'1 × 5'9 (2.77m × 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 × 9'1 (7.01m × 2.77m)

Electric roller door, light and power connected.

## Agents Note

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



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

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- 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.
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