



ASH COTTAGE, 46 BARN CLOSE

Crewkerne, TA18 8BN

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming three bedroom detached character cottage situated on the edge of the Town. The accommodation in brief comprises porch, sitting room, dining room, rear lobby, shower room, kitchen and a bedroom. Upstairs two further bedrooms, shower/dressing room and a cloakroom. Outside there is driveway parking and a lovely enclosed garden.

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: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

With windows to the front and side aspects, tiled floor and a door into:

Sitting Room

12'6 × 10'6 (3.81m × 3.20m)

With a window to the front aspect, window seat, electric panel heater, wood burning stove and stairs rising to the first floor.

Dining Room

12'2 × 8'6 (3.71m × 2.59m)

With a window to the front aspect, window seat and an electric panel heater.

Inner Lobby

6'6 × 6'1 (1.98m × 1.85m)

Electric heater and an airing cupboard housing the hot water cylinder.

Kitchen

10'9 × 9'5 (3.28m × 2.87m)

Skylight and a stable door opening out into the garden. Bespoke handmade kitchen, wall and base units, drawers and work surfaces over. Belfast sink, space for washing machine, cooker, fridge freezer and tiling to all splash prone areas.

Bedroom Two

12'8 × 10'2 (3.86m × 3.10m)

With french doors opening out onto the garden, electric panel heater and a wardrobe.

Shower Room

With a window to the side aspect. Suite comprising large shower, low level WC, wash hand basin with vanity storage, extractor fan, heated towel rail and tiling to all splash prone areas.

Bedroom One

12'3 × 10'9 (3.73m × 3.28m)

With window to the front aspect, stairs from the sitting room and a fitted wardrobe.

Bedroom Three

12'3 × 8'8 (3.73m × 2.64m)

With a window to the front aspect, feature fireplace and vaulted ceilings with exposed beams.

Dressing/Shower Room

12'3 × 7'4 max (3.73m × 2.24m max)

With a window to the front aspect, built in storage and a shower cubicle.

Cloakroom

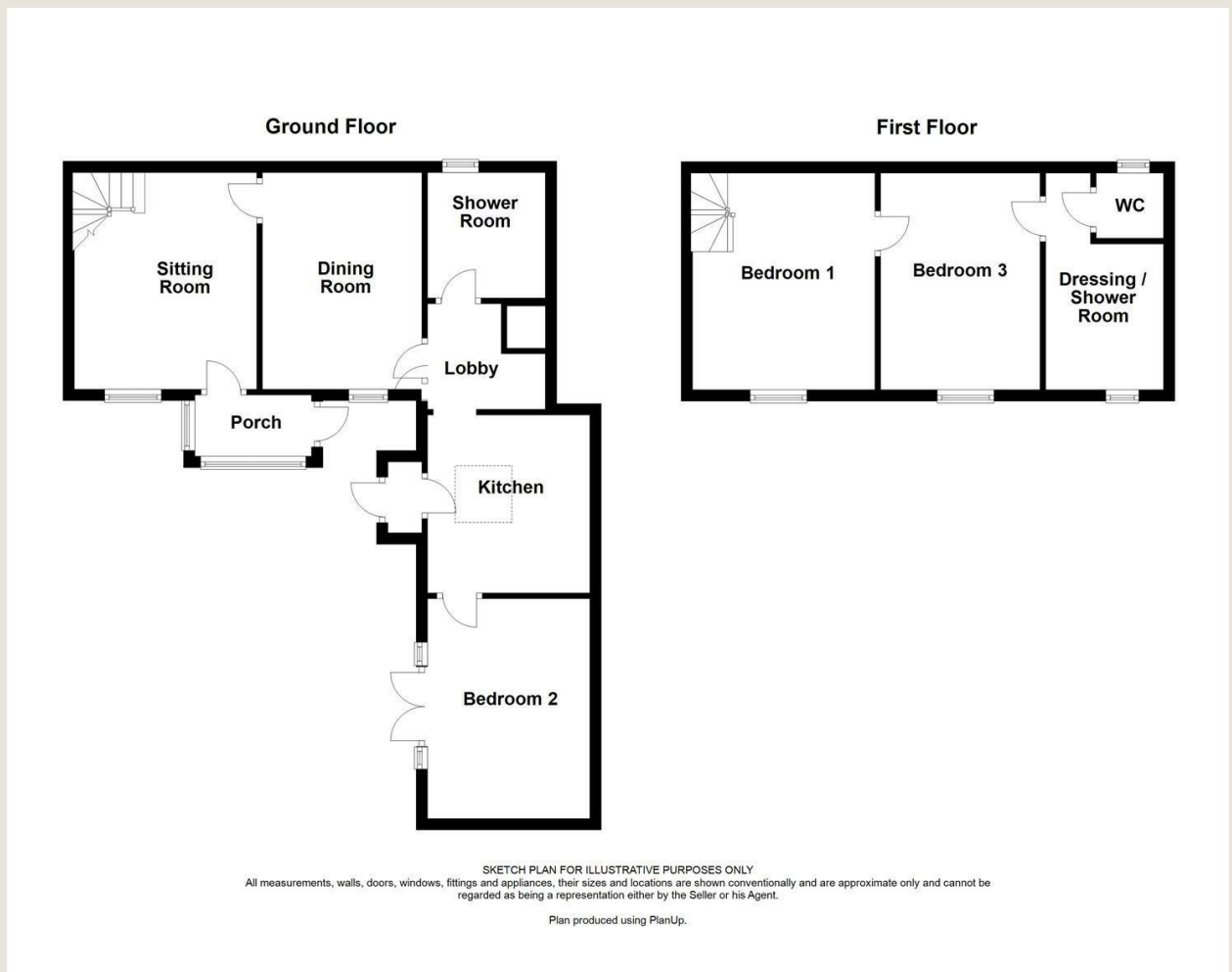
With a window to the rear aspect, low level WC and a wash hand basin.

Outside

The property has a gated driveway providing off road parking and leading to the garden which has various seating areas with pergola and mature shrub and flower borders. Timber shed 12ft × 8ft with light and power connected.

Agents Note

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



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

01460 74200

crewkerne@mayfairproperties.net

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)

