



29 KINGSWOOD ROAD

Crewkerne, TA18 8JW

Price Guide £330,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom detached home set within a private cul de sac position. The accommodation is extremely well presented and in brief comprises entrance hall, cloakroom, kitchen/dining room, sitting room and conservatory. Upstairs three bedrooms, an ensuite to the master and a family bathroom. Outside the garden is a good size, fully enclosed, driveway parking leads to the garage.

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

Council Tax Band: D
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(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

Under stairs storage cupboard, radiator and stairs rising to the first floor.

Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashbacks, extractor fan and a radiator.

Kitchen Area

9 8 × 8 9 (2.74m 2.44m × 2.44m 2.74m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, downlighter, under cabinet lighting, wall mounted gas central heating boiler, built in electric oven, gas hob, extractor fan and tiling to all splash prone areas. Integrated for dishwasher, washing machine and fridge/freezer. Open plan into:

Dining Room Area

9 9 × 8 10 (2.74m 2.74m × 2.44m 3.05m)

With a window to the front aspect, downlighter and a radiator.

Sitting Room

16 8 × 10 11 (4.88m 2.44m × 3.05m 3.35m)

With a window to the rear aspect and french doors opening out into the conservatory. Feature electric fireplace and two radiators.

Conservatory

12 6 × 10 9 (3.66m 1.83m × 3.05m 2.74m)

Built of UPVC construction, windows and french doors opening out onto the garden. Solid roof insulation, downlighter, radiator, fitted blinds, electric wall heater and tiled flooring.

Landing

With a window to the front aspect, airing cupboard and access to the part boarded loft with power and light and pull down ladder.

Bedroom One

10 11 × 9 11 (3.05m 3.35m × 2.74m 3.35m)

With a window to the rear aspect, built in wardrobes and a radiator.

Ensuite

With a window to the rear aspect. Suite comprising large shower cubicle, low level WC, wash hand basin, extractor fan, downlights heated towel rail, shaver point, radiator and tiling to all splash prone areas.

Bedroom Two

10 10 × 9 4 (3.05m 3.05m × 2.74m 1.22m)

With a window to the rear aspect and a radiator.

Bedroom Three

9 10 × 8 3 (2.74m 3.05m × 2.44m 0.91m)

With a window to the front aspect and a radiator.

Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, shaver point, radiator and tiling to all splash prone areas.

Outside

To the rear there is a mature and well stocked large garden, brick built BBQ area, good size lawned area and a patio, shed. Pedestrian access to the side of the property and garage.

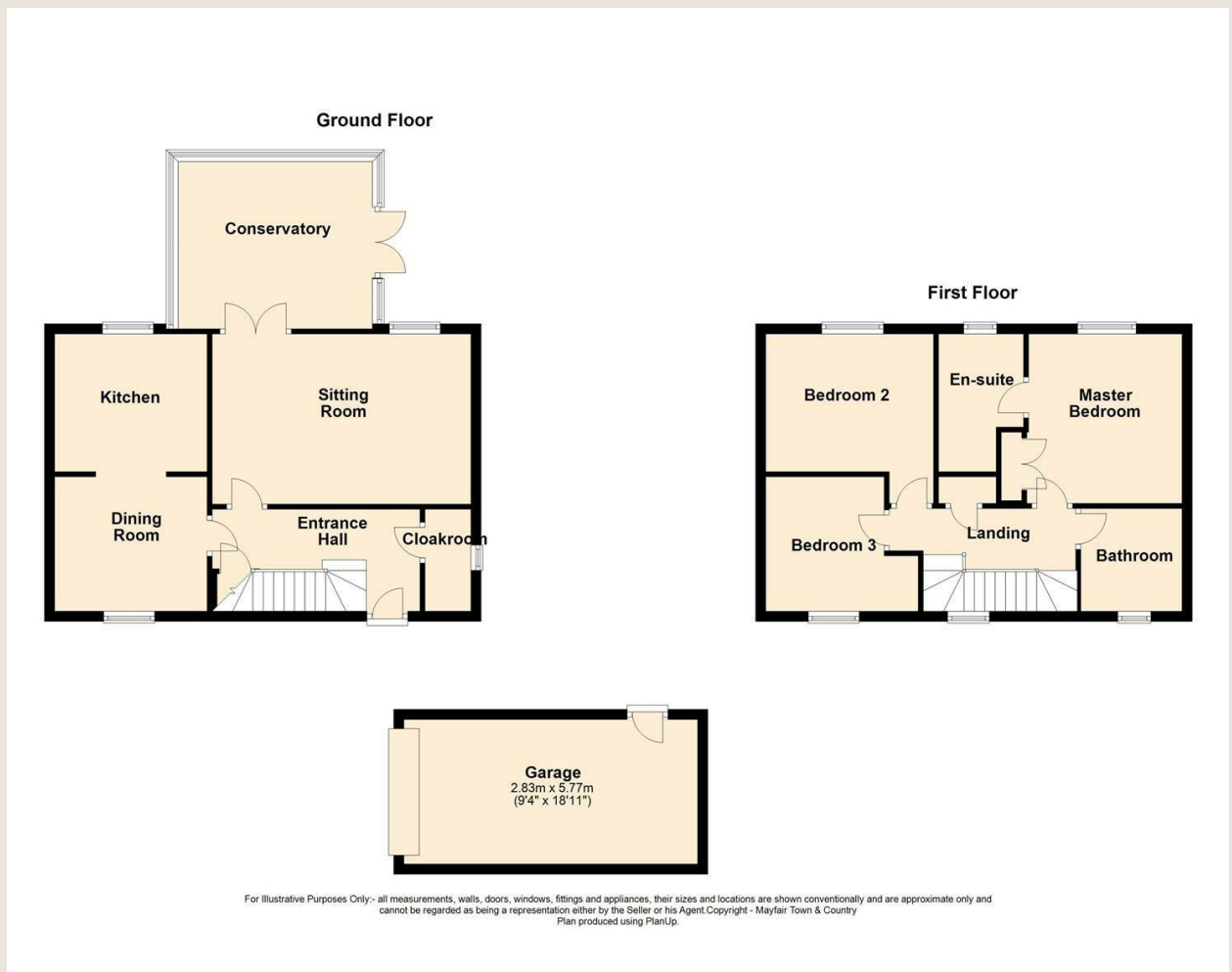
Garage

18 11 × 9 4 (5.49m 3.35m × 2.74m 1.22m)

Electric roller door, light, power, loft storage and door to the garden.

Agents Note

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



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

01460 74200

crewkeme@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)

