



**30 BEECHWOOD DRIVE**

Crewkerne, TA18 7BY

**Asking Price £395,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An imposing detached bungalow in the popular Wadham Park area of Crewkerne which is situated on a corner plot. This larger than average two bedroom bungalow benefits from views, driveway parking and a double garage with electric door. In brief the accommodation comprises entrance hall, kitchen/breakfast room, utility room, large open plan dining room/sitting room, ideal for entertaining, with patio doors onto the garden. Master bedroom, dressing room/study, ensuite, conservatory, a further double bedroom and a bathroom. The garden is fully enclosed. 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

South Somerset Council Tax Band: F  
 Tenure: Freehold  
 EPC Rating: C



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

# PROPERTY DESCRIPTION

## Entrance Hall

Generous entrance hall with airing cupboard and cloaks cupboard, coving, radiator and access to the loft which is part boarded with a drop down ladder. Door to double garage.

## Kitchen/Breakfast Room

18'6" narrowing to 9'9" x 8'5" max (5.64m narrowing to 2.97m x 2.57m max)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, fridge/freezer, electric double oven, gas hob and an extractor fan over. Space for dishwasher, radiator, tiling to all splash prone areas.

## Utility Room

6'1" x 5'5" (1.85m x 1.65m)

With a door to the side aspect opening out onto the garden. base units, stainless steel sink/drain, shelving, space for washing machine, tumble dryer and tiling to all splash prone areas.

## Dining Room

12'10" x 11'11" (3.91m x 3.63m)

Open plan leading to sitting room and ideal for entertaining. Window to the rear aspect, coving, wall lights and a radiator.

## Sitting Room

24'3" x 11'11" (7.39m x 3.63m)

Open plan with a light and airy aspect, with sliding patio doors opening out onto the rear garden. Feature fireplace with stone surround and wooden built in shelving, wall lights and a radiator.

## Master Bedroom

14'8" x 13'4" (4.47m x 4.06m)

With a window to the front aspect, extensive range of wardrobes, spotlights, coving and a radiator.

## Dressing Room/Study

10'4" x 7'9" (3.15m x 2.36m)

With a window to the front aspect, coving and a door into the conservatory.

## Ensuite

With a window to the rear aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage and tiling to all splash prone areas.

## Conservatory

15'9" x 9'1" (4.80m x 2.77m)

Built of UPVC construction, windows and a door opening out into the garden.

## Bedroom Two

9' x 8'8" (2.74m x 2.64m)

With a window to the front aspect, large wardrobes with mirrored doors and a radiator.

## Bathroom

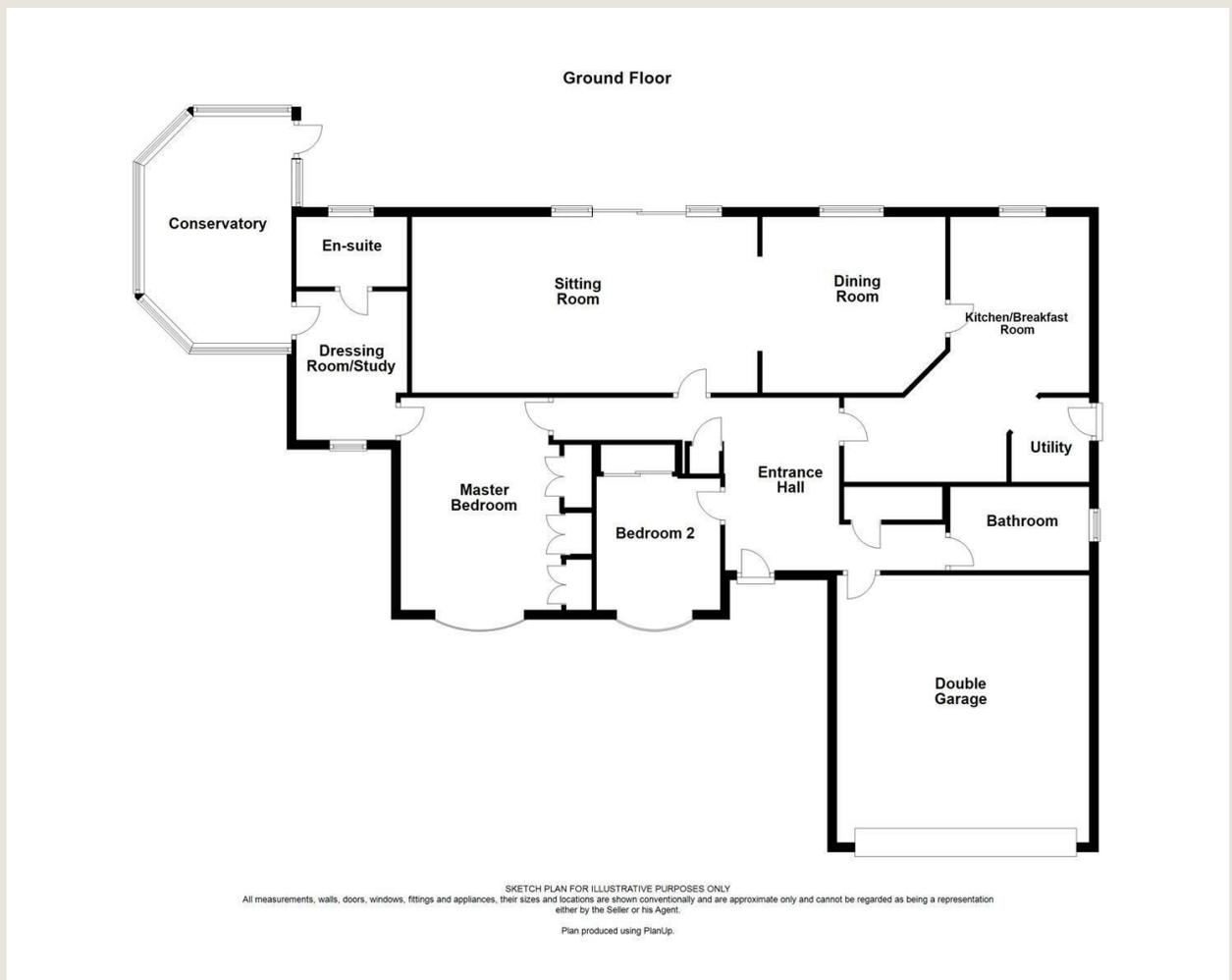
With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas.

## Outside

To the front there is raised flower beds and ample driveway parking which in turn leads to the double garage incorporating wall mounted gas boiler, work surfaces, lighting and power and with an electric up and over door. To the rear, the garden is enclosed with lawn area, patio and decking, flower borders and mature hedging.

## Agents Note

Council Tax Band - F. Mains water, drainage, gas and electricity.



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

**01460 74200**

[crewkeme@mayfairproperties.net](mailto: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)

