



**74 SOUTHMEAD CRESCENT**

Crewkerne, TA18 8DL

**Offers Over £215,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully renovated three bedroom home benefitting driveway parking, gas central heating and double glazing. The accommodation in brief comprises entrance hall, cloakroom, sitting/dining room, kitchen, utility room, three first floor bedrooms and a bathroom. To the rear 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: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

With a window to the front aspect, radiator and stairs rising to the first floor.

## Cloakroom

5'11 × 2'6 (1.80m × 0.76m )

Suite comprising low level WC, wash hand basin with tiled splash backs and a radiator.

## Sitting/Dining Room

20'5 × 11'11 (6.22m × 3.63m)

With dual aspect windows to the front and rear and two radiators.

## Kitchen

8'5 × 8'3 (2.57m × 2.51m )

With a window to the rear aspect and a door opening into the garden.

Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, integrated electric oven, hob and a cooker hood over. Space for fridge/freezer, radiator and tiling to all splash prone areas.

## Utility Room

8'1 × 5'6 (2.46m × 1.68m )

With a window to the side aspect, storage cupboards and space and plumbing for washing machine. Door to garden, door to side passage.

## Landing

With a window to the rear aspect, airing cupboard housing combi boiler and access to the loft.

## Bedroom One

12'2 × 10'11 (3.71m × 3.33m)

With a window to the front aspect, radiator and a built in storage cupboard.

## Bedroom Two

10'11 × 9'11 (3.33m × 3.02m)

With two windows to the front aspect and a radiator.

## Bedroom Three

9'3 × 9'2 (2.82m × 2.79m)

With a window to the rear aspect and a radiator.

## Bathroom

8'4 × 5'5 (2.54m × 1.65m)

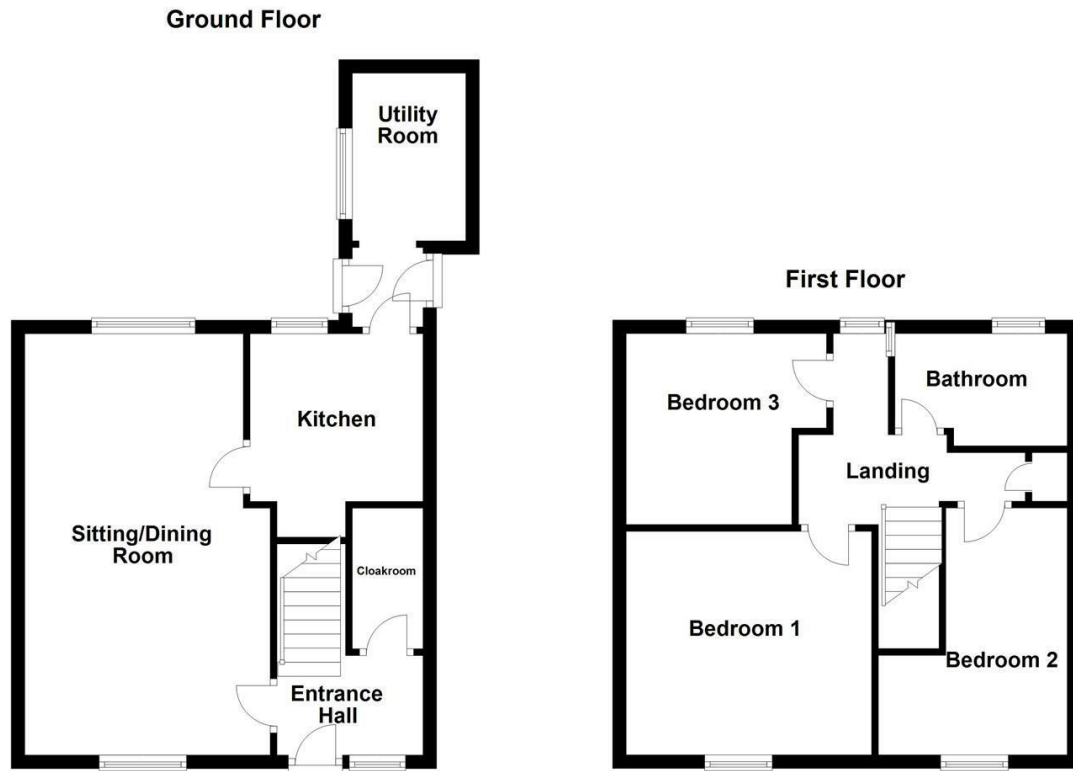
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

## Outside

To the front there is driveway parking, steps lead to the front door. To the rear the garden is enclosed, mainly laid to lawn with flower borders and mature shrubs and base for a shed or patio area.

## Agents Note

Council Tax Band - B. Mains water, gas, drainage and electricity. Broadband speed - FTTP. There is a shared alleyway that leads to the rear garden. The gas central heating boiler was installed in February 2024. The property has been re-wired, work completed in 2024.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

