



**61 BUSHFIELD ROAD**

Crewkerne, TA18 8HW

**Offers Over £280,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A refurbished two bedroom semi-detached bungalow situated in a popular cul-de-sac, the property benefits from gas central heating, extended accommodation, gardens front and rear, driveway parking and a garage. In brief the accommodation comprises entrance hall, sitting room, dining room area, kitchen, two bedrooms and a bathroom.



## 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: 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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## Entrance Hall

Radiator, loft access, airing cupboard, doors to

## Cloakroom

With a window to the side aspect and a low level WC.

## Sitting/Dining Room

23'11" × 11'7" overall (7.29 × 3.53 overall)

With a window to the side aspect and patio doors opening out onto the garden. Radiator, gas fire, wall lights, coving and a telephone point.

## Kitchen

9'8" × 8'6" overall (2.95 × 2.59 overall)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drain, space fridge/freezer, integrated electric oven, hob and an extractor fan over, heated towel rail and tiling to all splash prone areas.

## Lean-to

12'9" × 5'6" (3.89 × 1.68)

Door to front and rear and space for washing machine.

## Bedroom One

10'5" × 11'7" (3.18 × 3.53)

With windows to the front and side aspects and a radiator.

## Bedroom Two

11'9" × 9'6" (3.58 × 2.90)

With a window to the front aspect, radiator and two storage cupboards, one housing the gas central heating boiler.

## Shower Room

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

## Outside

The property is approached via a driveway, with adjoining lawn area, which leads the front door, lean-to and single garage.

The south-facing rear garden is predominantly laid to lawn and is surrounded by herbaceous/fenced borders. There are also various trees and flower beds as well as a raised, natural stone enclosed pond.

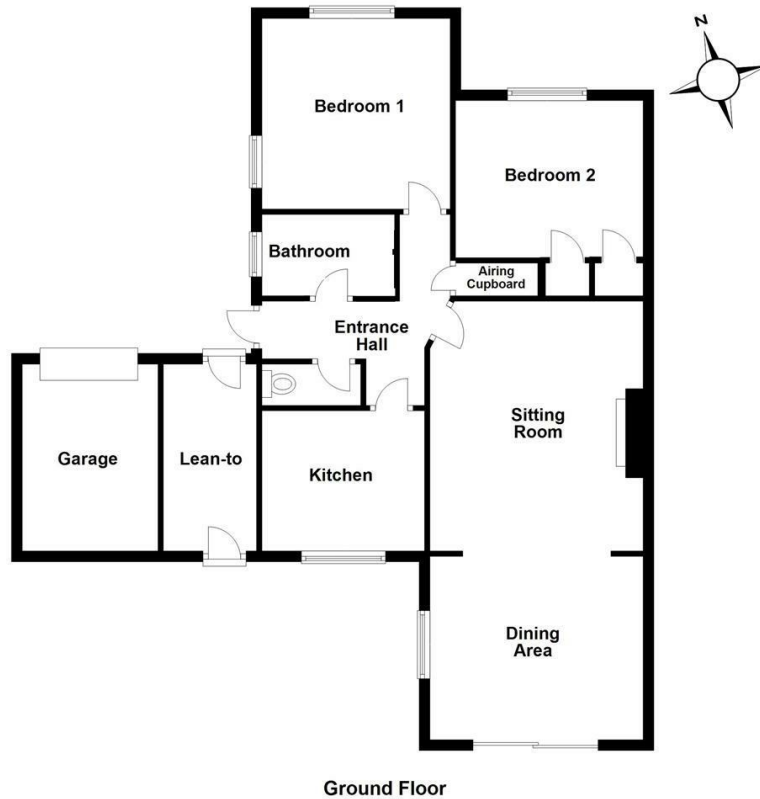
## Garage

16'6" × 8'2" (5.03m × 2.49m)

With an up and over door, light and power connected and a pedestrian door to the rear garden.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electric. Broadband speed - FTTP.



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

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### 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.
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