



**9 BUSHFIELD ROAD**

Crewkerne, TA18 8HL

**Price Guide £270,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom semi-detached home situated in a popular location. The accommodation in brief comprises porch, entrance hall, sitting room, dining room, kitchen and a lean to. Upstairs three bedrooms cloakroom and bathroom. The garden is a great size and backs onto the school playing fields.

## 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: D

Tenure: Freehold

EPC Rating: D



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>		
(55-68) <b>D</b>	67	71
(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

## Porch

Tiled floor and door into:

## Entrance Hall

With a window to the side aspect, radiator and stairs rising to the first floor with storage under.

## Sitting Room

11'6 × 11'5 (3.51m × 3.48m)

With a window to the front aspect, feature fireplace, radiator and an archway into:

## Dining Room

10'1 × 9'11 (3.07m × 3.02m)

With french doors to the rear aspect opening into the garden, radiator and a serving hatch.

## Kitchen

10'3 × 8 (3.12m × 2.44m)

With a window to the rear aspect and a door to the side opening to the lean to. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Space for cooker and under counter fridge. Stainless steel sink/drain, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Lean To

20 × 4'4 (6.10m × 1.32m)

With windows, doors lead to the front and back and a pedestrian door into the garage.

## Landing

With a window to the side aspect, airing cupboard and access to the loft.

## Bedroom One

11'6 × 10 (3.51m × 3.05m)

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

## Bedroom Two

10'4 × 10 (3.15m × 3.05m)

With a window to the rear aspect and a radiator.

## Bedroom Three

8'6 × 8'2 (2.59m × 2.49m)

With a window to the front aspect, radiator and an over stairs storage cupboard.

## Bathroom

With windows to the side and rear aspects. Suite comprising panelled bath with shower over, wash hand basin and a radiator.

## Cloakroom

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

## Garage

20'1 × 8 (6.12m × 2.44m)

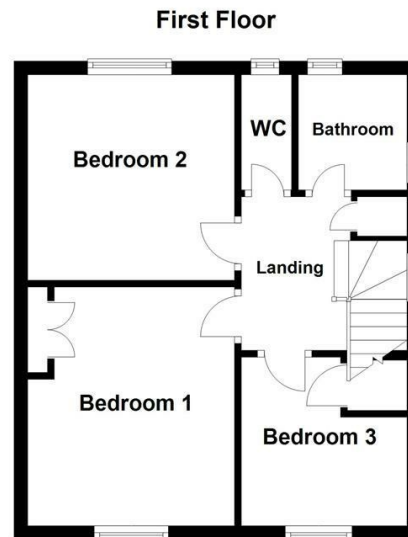
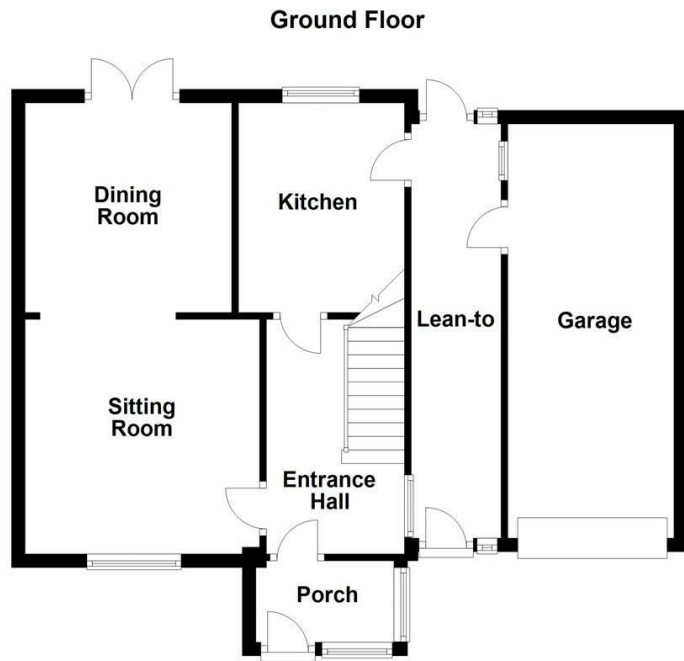
Up and over door, light, power and plumbing for washing machine.

## Outside

To the front there is block paving that leads to the garage, shingle for ease of maintenance, mature hedging and flower borders. To the rear the garden is a lovely size, mainly laid to lawn, vegetable plot, flower borders and mature trees.

## Agents Note

Council Tax Band - C. Mains water, gas, drainage and electricity. The solar panels are owned outright and were installed in 2013. The seller had loft spray foam insulation installed in 2021 by warmer home, we have further information available to consult with any mortgage provider.



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.
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)

