



241 PARK VIEW

Crewkerne, TA18 8JH

Price Guide £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A versatile two/three-bedroom detached bungalow situated within a short walk of amenities. The property benefits from gas central heating, double glazing and good size gardens front and rear. In brief the accommodation comprises entrance hall, kitchen/breakfast room, utility room, dining room, sitting room, two double bedrooms with ensuite to the master and a bathroom. Outside lovely gardens surround the property and a driveway leads to the garage and workshop.

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) A		
(81-91) B		81
(69-80) C	67	
(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

Radiator, airing cupboard housing the hot water cylinder and access to the loft which is partially boarded and has a light.

Sitting Room

18'7" × 12'11" (5.66m × 3.94m)

With a window to the side access and patio doors to the rear opening out onto the garden. Two radiators, television point and a gas fire.

Kitchen

13'9" × 9'1" (4.19 × 2.77)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink drainer, serving hatch, wall mounted gas central heating boiler, electric cooker with extractor fan, space for under counter fridge and tiling to all splash prone areas. Door into:

Utility Room

8'6" × 6'11" (2.59m × 2.11m)

With a window to the side aspect and a door to the rear. Work surfaces, storage cupboard and space for washing machine and tumble dryer.

Dining Room/Bedroom Three

13'1" × 8'2" (3.99 × 2.49)

With a window to the side aspect and a radiator.

Bedroom One

11'11" × 11'1" (3.63 × 3.38)

With a window to the front aspect and a radiator.

Ensuite

8'9" × 7'1" (2.67 × 2.16)

With a window to the front aspect. Suite comprising corner shower cubicle,

low level WC, wash hand basin with vanity storage, extractor fan, heated towel rail, dimplex heater, spotlights, access to the loft and tiling to all splash prone areas.

Bedroom Two

12'11" × 12'1" (3.94 × 3.68)

With a window to the rear aspect and a radiator.

Bathroom

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

Garage

16'11" × 8'4" (5.16 × 2.54)

Electric roller door, light and power.

Workshop

8'5" × 8'3" (2.57 × 2.51)

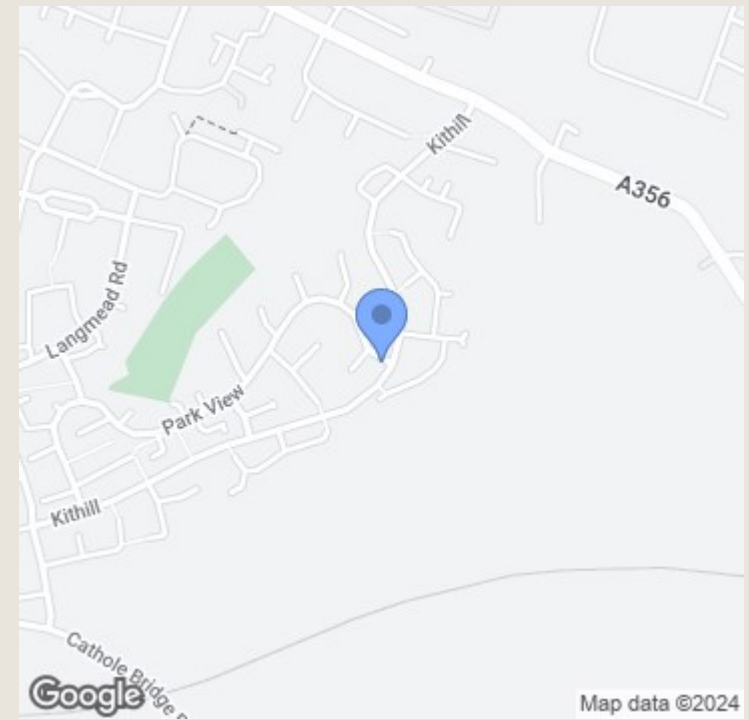
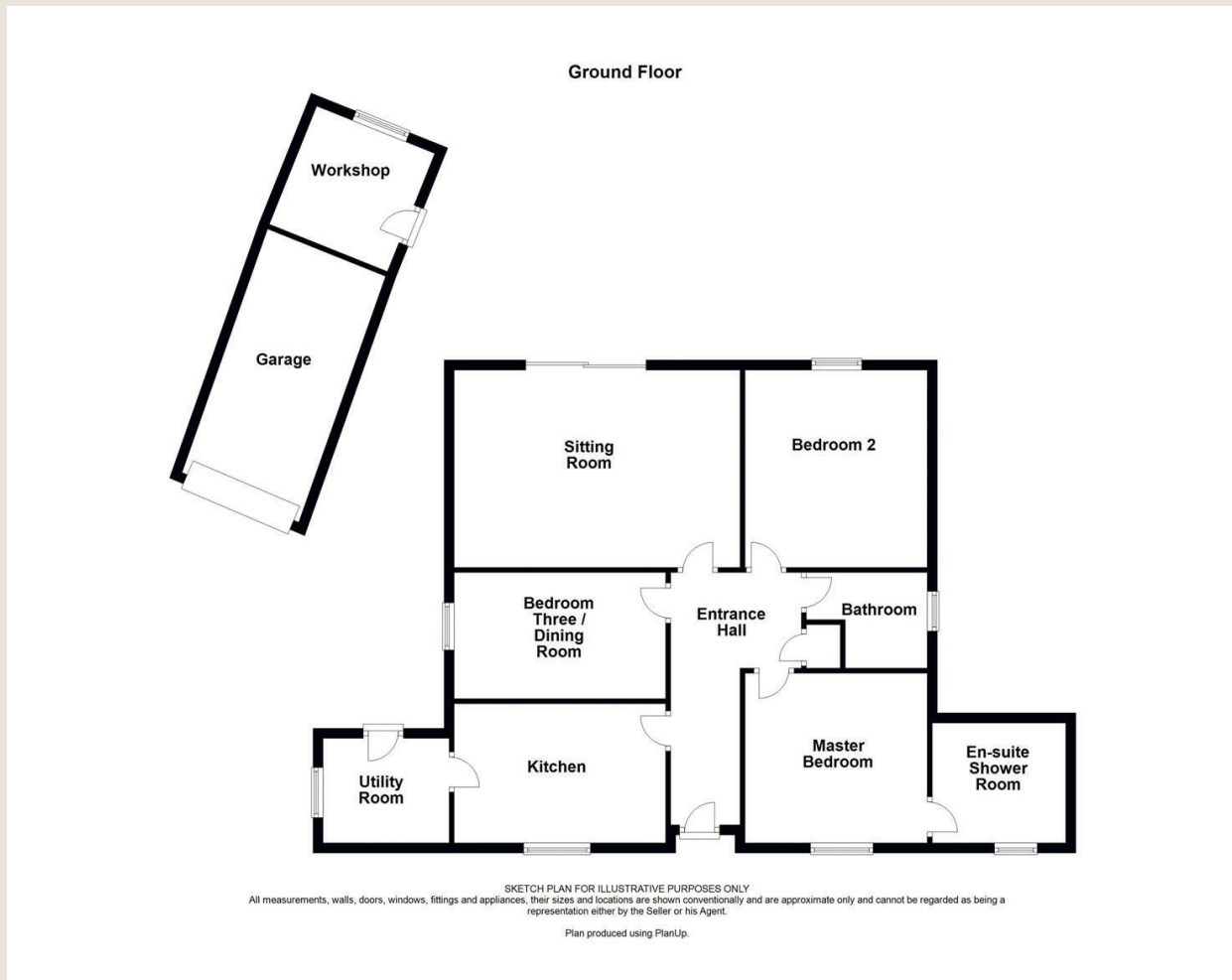
With a window to the rear aspect, light and power.

Outside

Situated on a corner plot, the gardens are mainly laid to lawn, mature bushes and patio abutting the rear of the property.

Agents Note

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



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)

