



5 FAIRFIELD

Crewkerne, TA18 8BU

Price Guide £600,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A unique and well presented five bedroom detached home situated on the edge of Crewkerne. The property is situated in a quiet cul-de-sac location and benefits from double garage, double glazing, gas central heating and generous size gardens. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room and a utility room. Upstairs there are five bedrooms, with an ensuite and dressing room to the master and a family 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: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(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

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

Cloakroom

With a window to the rear aspect, low level WC, wash hand basin with vanity inset, tiled splashbacks and a radiator.

Sitting Room

18'0 × 14'2 (5.49m × 4.32m)

With windows to the front and side aspects, wood burning stove, television point and two radiators.

Dining Room

14'3 × 13'4 (4.34m × 4.06m)

With french doors to the rear aspect opening out onto the garden. Radiator.

Kitchen/Breakfast Room

21'7 max × 12'11 (6.58m max × 3.94m)

With a window to the front aspect and bi-fold doors to the rear opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and ash work surfaces over. Integrated pyrolytic oven, microwave/combi oven, induction hob and an extractor fan over. Stainless steel sink/drain, integrated fridge/freezer, dishwasher. spotlights, radiator and tiling to all splash prone areas.

Utility Room

14'11 × 8'7 (4.55m × 2.62m)

With a windows and door to the rear aspect. Fitted base units, stainless steel sink/drain, space for washing machine, tumble dryer and shelving. Wall mounted gas central heating boiler.

Landing

With a window to the rear aspect and access to the loft which has a ladder and is partially boarded and an airing cupboard which houses the hot water cylinder.

Master Bedroom

13'1 × 10'10 (3.99m × 3.30m)

With a window to the front aspect and a radiator.

Dressing Room

14'10 × 11'1 (4.52m × 3.38m)

With a window to the front aspect, radiator and built in wardrobes with additional eave storage.

Ensuite

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage and a heated towel rail.

Bedroom Two

15'2 × 14'3 (4.62m × 4.34m)

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

Bedroom Three

14'5 × 8'11 (4.39m × 2.72m)

With a window to the rear aspect and a radiator.

Bedroom Four

10'9 × 8'2 (3.28m × 2.49m)

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

Bedroom Five

9'4 × 9'2 (2.84m × 2.79m)

With a window to the front aspect and a radiator.

PROPERTY DESCRIPTION

Bathroom

With a window to the side aspect. Suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, heated towel rail, spotlights, extractor fan and tiling to all splash prone areas.

Garage

18'7 x 14'1 (5.66m x 4.29m)

Electric roller door, light and power.

Outside

To the front there is driveway parking that leads to the garage. Side access to the rear garden which is a lovely size, fully enclosed, mainly laid to lawn, mature hedging wild flowers and patio areas.

Agents Note

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









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 PlanIt2.



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

01460 74200

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)

