



**22 EAST SIDINGS DRIVE**

Crewkerne, TA18 8FL

**Price Guide £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A fantastic opportunity to purchase this brand new three bedroom semi-detached home situated on the edge of Crewkerne. The properties have been tastefully built to a high specification throughout designed to provide superior comfort and a unique aftercare service. The accommodation in brief comprises entrance hall, cloakroom, sitting room, open plan kitchen/diner, three bedrooms with an ensuite to the master and a family bathroom. Outside there is an enclosed rear garden and driveway parking leads to the garage.

## 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

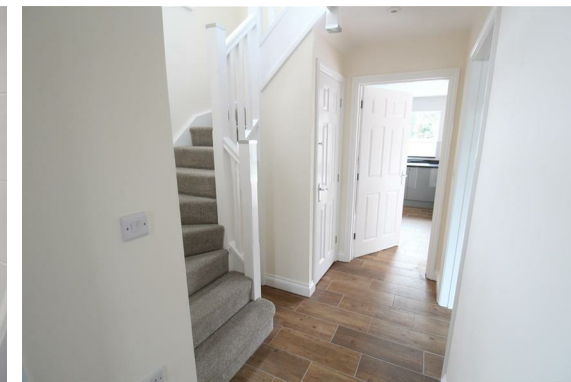
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council Council Tax Band: New Build

Tenure: Freehold

EPC Rating:



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>		
(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

## Entrance Hall

13'11 × 3'07 (4.24m × 1.09m)

Composite front door into the entrance hall, stairs rising to the first floor and a storage cupboard. Alarm panel.

## Cloakroom

5'05 × 4'01 (1.65m × 1.24m)

With an acoustic double glazed window to the front aspect, low level WC, wash hand basin with tiled splash backs and a radiator.

## Sitting Room

15'11 × 11'10 (4.85m × 3.61m)

With acoustic double glazed windows to the front aspect, radiator and spotlights.

## Large Kitchen/Dining Room

20'04 × 12'03 (6.20m × 3.73m)

With an acoustic double glazed window to the rear aspects and white aluminium bifold doors opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainage, integrated electric oven, hob and a cooker hood over. Wall mounted gas central heating boiler with remote control thermostat. Space for washing machine, spotlights and modern splashbacks.

## Landing

With an acoustic double glazed window to the side aspect, airing cupboard and access to the loft. There is 400mm of loft insulation ensuring that the house is economical to heat.

## Master Bedroom

9'08 × 9'06 (2.95m × 2.90m)

With an acoustic double glazed window to the front aspect. Ample built in wardrobes and a radiator.

## Ensuite

6'11 × 4'10 (2.11m × 1.47m)

Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Bedroom Two

10'05 × 8'11 plus recess & wardrobe (3.18m × 2.72m plus recess & wardrobe )

With an acoustic double glazed window to the rear aspect. Built in wardrobe and a radiator.

## Bedroom Three

9'07 × 9'01 (2.92m × 2.77m)

With an acoustic double glazed window to the rear aspect. Storage cupboard and a radiator.

## Bathroom

8'03 × 5'06 (2.51m × 1.68m)

With an acoustic double glazed window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

To the front the garden is laid with artificial grass and a paved path leads to the front door. To the rear the garden is fully enclosed by fencing, mainly laid to lawn with patio abutting the rear of the property. External lighting to the side and rear of the property and power points, outside tap.

## Garage

There is a single brick built garage, with light, power and a personal door to the garage, block paved driveway provides further parking.

## Additional Information

Screeded ground floors with 150mm (6") of insulation below, Cavity walls filled with 150mm (6").

Positive ventilation systems that bring in heated incoming fresh air and continues trickle extraction of stale air with a boost facility for use when cooking or bathing.

Internally, solid cored doors.

External walls and ground floor partition walls traditionally plastered, on the first floor partition walls are constructed using skimmed plasterboard on timber sheeting fixed to insulated timber frame, making it easier to hand fixtures and fittings in the future.

Low energy lighting throughout with different switching configurations for kitchen/dining room area to create mood lighting.

Wired with fibre for broadband and telephone. Aerial points wired to the loft ready for Aerial or dish. Alarm systems connect to phones.

## Agents Note

The council tax band is to be confirmed and is yet to be ascertained. Mains water, drainage, gas and electricity. Full fibre available.



**Ground Floor**

**First Floor**

Approx 102 sq m / 1100 sq ft



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

**01460 74200**

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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)

