



162 PARK VIEW

Crewkerne, TA18 8JJ

Price Guide £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two double bedroom semi-detached bungalow situated in a cul-de-sac and within walking distance of the local shop/post office. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen/breakfast room, two double bedrooms and a bathroom. There is driveway parking that leads to the garage and the garden is fully enclosed.

Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, building society, 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: C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	71
(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, storage cupboard, telephone point, airing cupboard housing the Vaillant gas central heating boiler and access to the loft.

Kitchen/Breakfast Room

10'7 × 10'4 (3.23m × 3.15m)

With windows to the front and side aspects. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric oven, hob and an extractor fan over. Space for fridge/freezer, washing machine, tumble dryer, radiator, breakfast bar and tiling to all splash prone areas.

Sitting/Dining Room

15'9 × 11'1 (4.80m × 3.38m)

With a window to the front aspect and a radiator.

Bedroom One

12'5 × 11'0 (3.78m × 3.35m)

With French doors to the rear opening out onto the garden, radiator and two built in wardrobes.

Bedroom Two

10'9 × 8'0 (3.28m × 2.44m)

With a window to the rear aspect and a radiator.

Bathroom

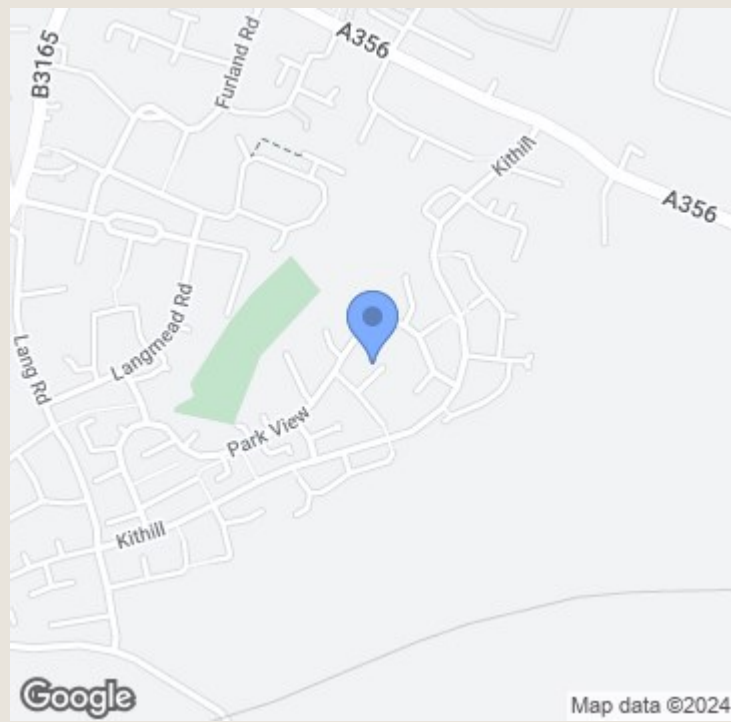
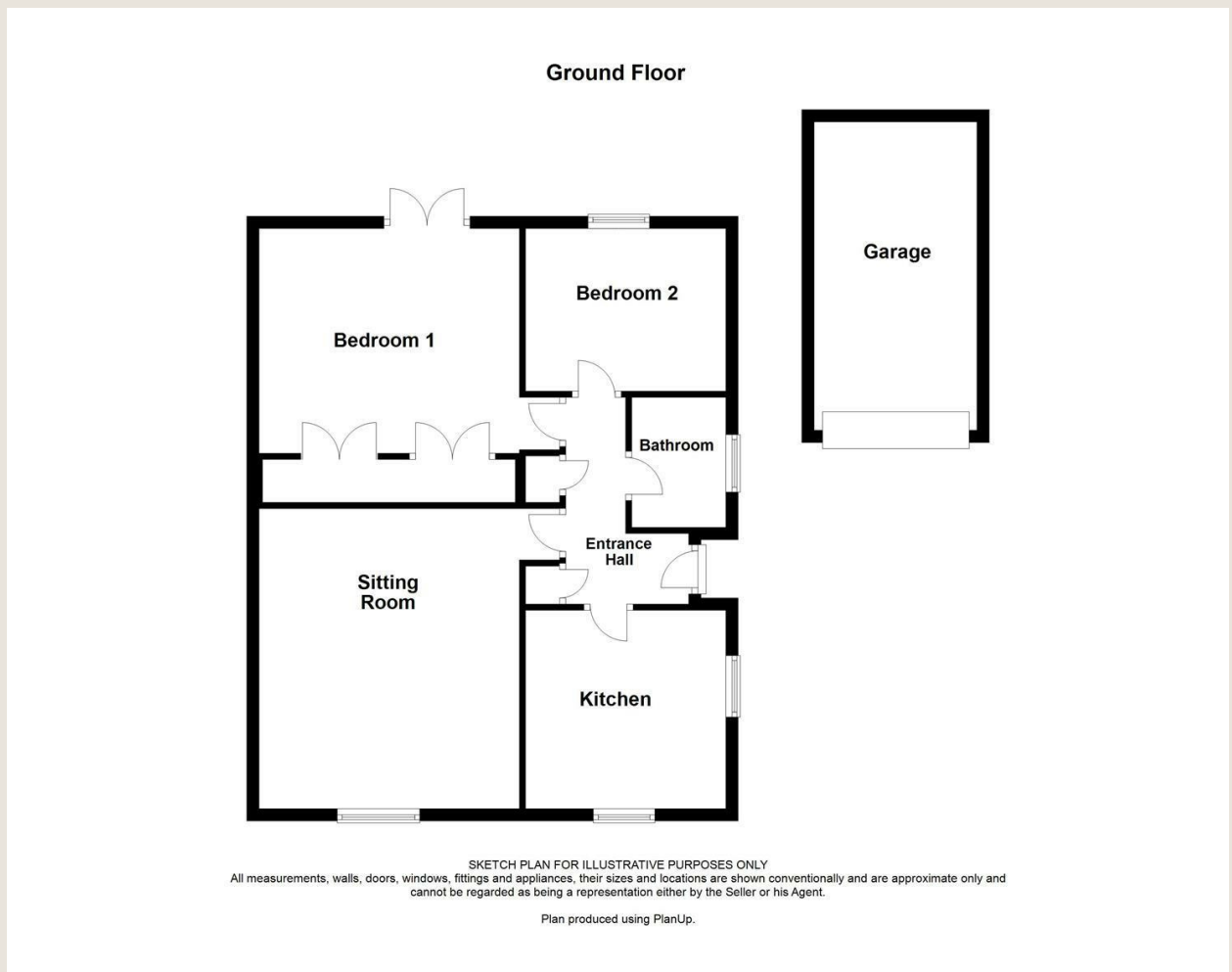
With a window to the side aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the front the garden is mainly laid to lawn and driveway parking leads to the garage. To the rear, the garden is enclosed mainly laid to shingle and patio for ease of maintenance, flower borders and side access.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in 2015 and last serviced in March 2024.



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)

