



**TOPPINGS, 65 LYME ROAD**

Crewkerne, TA18 8HF

**Offers In The Region Of £780,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A substantial and much extended five bedroom detached home situated in a popular location benefitting from ample driveway parking, large enclosed gardens, swimming pool and four reception rooms. In brief the accommodation comprises entrance hall, cloakroom, family room, kitchen/breakfast room, inner hall, utility room, dining room, sitting room, and a boot room. Upstairs, five bedrooms, two dressing rooms and an ensuite 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.

## Local Authority

South Somerset Council Tax Band: E

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>	68	79
(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	

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## Entrance Hall

With a window to the side aspect, radiator and an under stairs storage cupboard.

## Cloakroom

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

## Family Room

With a window to the front aspect and a radiator and windows to the side and rear aspect, patio doors to the rear and a radiators.

## Kitchen/Breakfast Room

With windows to the front and rear aspects. Fitted kitchen comprising wall and base units, drawers and granite work surfaces over. One and a half bowl sink/drainers, space for gas/electric range cooker, dishwasher and American style fridge/freezer. Under floor heating, tiled flooring, spotlights, feature fireplace and tiling to all splash prone areas.

## Inner Hall

Underfloor heating, tiled floor.

## Utility Room

With a window to the front aspects, cupboards, stainless steel sink/drainers, wall mounted gas central heating boiler and space for washing machine, tumble dryer and tiling to all splash prone areas, Underfloor heating.

## Dining Room

With windows to the front and side aspects, under floor heating and tiled flooring.

## Sitting Room

With windows to the side and rear aspects, French doors open out onto the garden. Coving and underfloor heating.

## Boot Room

With a window to the rear aspect, door opening out onto the garden and built in storage, Underfloor heating.

## Landing

Over three areas with windows to the front, side and rear, radiator and an airing cupboard housing the hot water cylinder.

## Master Bedroom

With a window to the front aspect, radiator, built in wardrobes to one wall and a shelved storage cupboard.

## Ensuite

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

## Bedroom Two

With a window to the side aspect and a radiator. Door to:

## Dressing Room

Heated towel rail and plumbing for an ensuite.

## Bedroom Three

With a window to the rear aspect and a radiator. Door to:

## Dressing Room

Heated towel rail, window to the rear aspect and plumbing for an ensuite.

## Bedroom Four

With a window to the front aspect and a radiator.

## Bedroom Five/Six

Originally two rooms with two doors, windows to the front and rear aspect and two radiators.

## Bathroom

With a window to the rear aspect. Suite comprising bath, large shower cubicle, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

To the front there is ample driveway parking, lawn areas, mature trees,

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pond and a power socket. To the rear the garden is a lovely size, mainly laid to lawn, pond, mature trees, hedging, large shed with light and power and patio abutting the rear of the property.

## **Summer House**

18'5 × 13'8 (5.61m × 4.17m)

Power connected.

## **Swimming Pool**

23'9 × 13'3 (7.24m × 4.04m)

The swimming pool, with retractable roof is located at the rear of the garden but hasn't been used for a couple of years so will need a service, has a glass cover, summerhouse (with power connected) for changing and a shed housing the pump and boiler for heating.

## **Agents Note**

Council Tax Band - E. Mains water, drainage, gas and electricity. There is a restrictive covenant, no poultry.







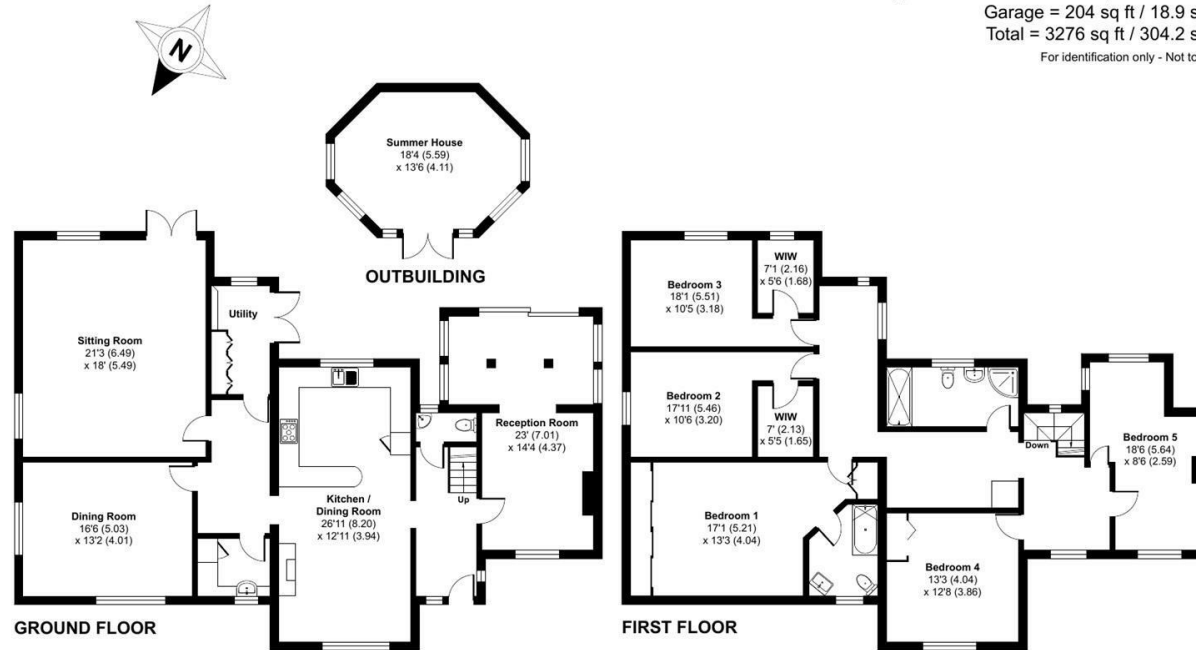
## Lyme Road, Crewkerne, TA18

Approximate Area = 3072 sq ft / 285.3 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 3276 sq ft / 304.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2024. Produced for Mayfair Town & Country. REF: 1123871



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)

