



39 SOUTH STREET

Crewkerne, TA18 8DA

Guide Price £200,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A deceptively spacious three bedroom, three storey town house with the benefit of gas central heating and double glazing and offered with no onward chain. The accommodation comprises entrance hall, sitting room, kitchen/dining room, three bedrooms and a bathroom. To the rear the garden is enclosed.



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: A
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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

4'5" x 3'11" (1.35 x 1.19)
inner door to:

Sitting Room

22'10" x 11'7" (6.96 x 3.53)
Window to the front and rear aspects, multi-fuel burner, radiator, stairs to the first floor.

Kitchen/Dining Room

19'10" x 8'5" max (6.05 x 2.57 (6.04 x 2.56) max)
Window to the side and rear aspects, glazed door to the garden, range of fitted units comprising wall and base units with worktops over, gas cooker, extractor hood over, space and plumbing for dishwasher and washing machine and fridge/freezer, wall mounted gas boiler, tiled floor.

First Floor Landing

9'11" x 4'8" (3.02 x 1.42)
Window to the rear aspect, stairs to the second floor.

Bedroom One

11'7" x 11'4" (3.53 x 3.45)
Window to the front aspect, radiator.

Bathroom

9'10" x 6'5" (3.00 x 1.96 (2.99 x 1.95))
Window to the rear aspect, Suite comprising bath, separate shower cubicle, low level W.C, pedestal wash hand basin, heated towel rail, vinyl flooring.

Second Floor

Access to bedroom two and three.

Bedroom Two

11'7" x 11'1" sloping ceilings (3.53 x 3.38 sloping ceilings)
Velux window to the front aspect, radiator, loft access.

Bedroom Three

10'0" x 8'9" (3.05 x 2.67)
Window to the rear aspect, radiator.

Outside

The property has a lovely rear garden with outside W.C, The garden is mainly laid to lawn with two areas of patio and timber shed.

Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The gas central heating boiler was replaced in April 2018.



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)

