



34 PACKERS WAY

Crewkerne, TA18 8NY

Price Guide £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom detached home situated in a cul-de-sac location. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, four bedrooms and a bathroom. To the rear the garden is enclosed and driveway parking leads to the garage.

Situation

Situated in Misterton but near Crewkerne, which 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 is within walking distance.

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: D
Tenure: Freehold
EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	74	
(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

Stairs rising to the first floor, under stairs storage cupboard and a radiator.

Cloakroom

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

Sitting Room

18'2 × 10'2 (5.54m × 3.10m)

With two windows to the front aspect, one bay, television point, coving and a radiator.

Kitchen/Dining Room

18'3 × 7'11 (5.56m × 2.41m)

With two windows to the side and rear and a door opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over, sink/drain, ceramic hob with cooker hood over, double oven and an integrated washing machine. Wall mounted gas central heating boiler, spotlights, coving, television point and tiling to all splash prone areas.

Landing

Airing cupboard housing radiator.

Bedroom One

10'7 × 10'4 (3.23m × 3.15m)

With a window to the front aspect, coving and a radiator.

Bedroom Two

10'7 × 7'8 (3.23m × 2.34m)

With a window to the front aspect and a radiator.

Bedroom Three

9'6 × 8'2 (2.90m × 2.49m)

With a window to the rear aspect and a radiator.

Bedroom Four

8'9 × 8'2 (2.67m × 2.49m)

With a window to the rear aspect and a radiator.

Bathroom

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

Outside

To the front there is a lawned area, flower borders, shrubs and driveway parking leads to the garage with an up and over door, light and power. To the rear the garden is enclosed, mainly laid to lawn, flower borders, patioed seating areas, shrubs and a personal door from the garage.

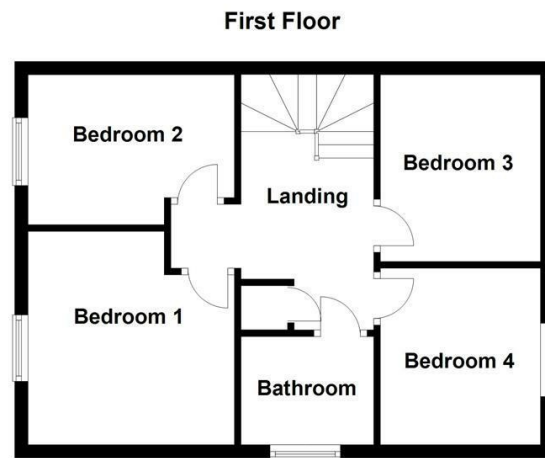
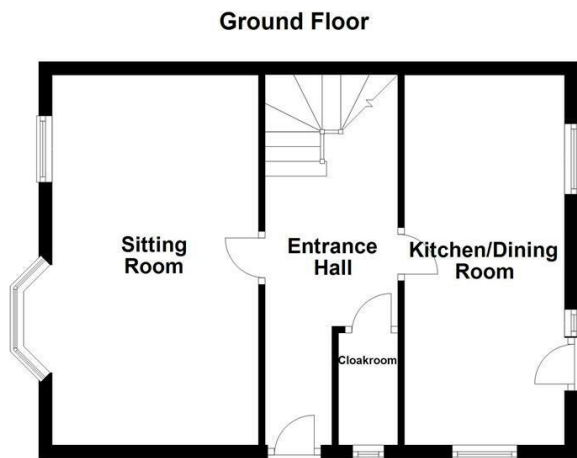
Garage

17'8 × 8'10 (5.38m × 2.69m)

Up and over door, pedestrian door to the garden, light and power connected.

Agents Note

Council Tax Band - D. 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 PlanUp.



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)

