



17 FOUNDRY SQUARE

Crewkerne, TA18 8HB

Offers Over £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented and modernised two bedroom end terrace cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting room, kitchen, utility room, shower room and two double bedrooms. The front garden is enclosed and there is a small courtyard to the rear. One to view.

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		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

12'9 × 11'3 (3.89m × 3.43m)

With a window to the front aspect, feature fireplace with stone surround, storage cupboard, wooden flooring and a radiator.

Kitchen

13'4 × 10'9 (4.06m × 3.28m)

With French doors opening to the garden. Fitted kitchen comprising wall and base units, drawers and solid oak work surfaces over. Belfast sink, dishwasher, under counter fridge, freezer electric oven, hob and an extractor fan over. Flagstone flooring, spotlights and stairs rising to the first floor.

Utility Store

5'11 × 2'8 (1.80m × 0.81m)

Space for washing machine.

Shower Room

8'2 × 5'2 (2.49m × 1.57m)

With a window to the side aspect. Suite comprising large walk in shower, wash hand basin with vanity storage, high level traditional style WC, tiled floor, extractor fan, heated towel rail and tiling to all splash prone areas.

Landing

Access to the loft, light, power, boarded and houses the gas central heating boiler.

Bedroom One

12'5 × 11'4 (3.78m × 3.45m)

With a window to the front aspect and a radiator.

Bedroom Two

13 × 8'8 (3.96m × 2.64m)

With a window to the rear aspect, radiator and a wardrobe.

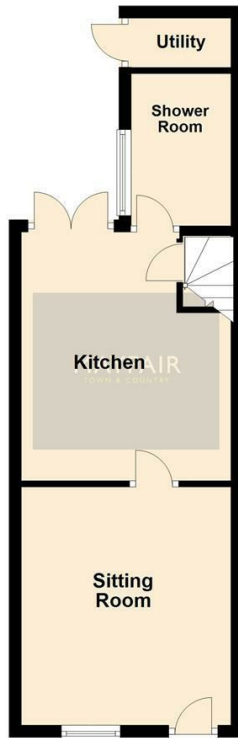
Outside

The front garden is a good size and is enclosed and has a plum tree. The rear courtyard is a great morning sun trap with patio doors off the kitchen.

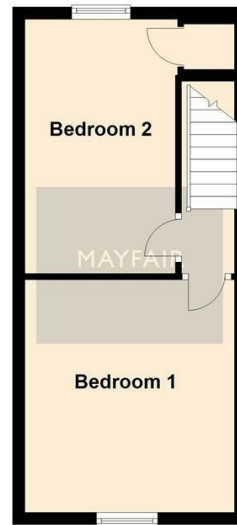
Agents Note

Council Tax Band - A. Mains water, gas, drainage and electricity. The seller has installed new windows in 2022. The seller replaced the roof, felt and battens in 2021. The electrics were last tested in 2021.

Ground Floor
Approx. 33.2 sq. metres (357.3 sq. feet)



First Floor
Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 60.7 sq. metres (653.5 sq. feet)

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. Copyright - Hobbs & Webb
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)

