



**27 WEST STREET**

Crewkerne, TA18 8AZ

**Price Guide £142,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented two bedroom cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting/dining room, kitchen, two bedrooms and a shower room. To the rear there is a small enclosed courtyard. The property is offered with no onward chain and would make an ideal investment/first time buy.

## 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

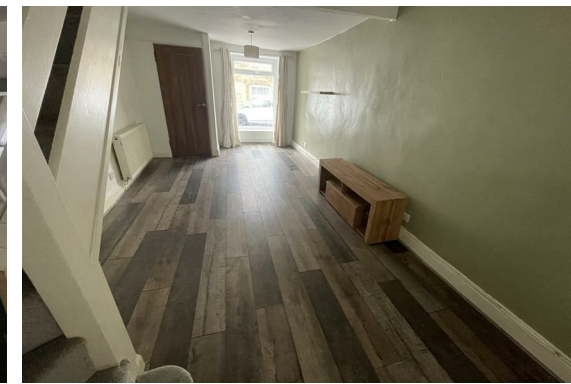
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## 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		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Entrance Porch

Door into:

## Sitting/Dining Room

19'8 × 9'11 (5.99m × 3.02m)

With a window to the front aspect, radiator and stairs rising to the first floor.

## Kitchen

7'5 × 6'3 (2.26m × 1.91m)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units and work surfaces over. Sink/drain, electric oven and hob. Space for washing machine, fridge freezer and tiling to all splash prone areas.

## Landing

Storage cupboard.

## Bedroom One

10'4 × 8'4 (3.15m × 2.54m)

With a window to the front aspect and a radiator.

## Bedroom Two

8'5 × 7'5 (2.57m × 2.26m)

With a window to the rear aspect and a radiator.

## Shower Room

Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

10'3 × 5 (3.12m × 1.52m)

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity.



GROUND FLOOR  
APPROX. FLOOR  
AREA 254 SQ.FT.  
(23.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)



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)

