



1 THE WORKSHOPS, OLD MILL LANE

Crewkerne, TA18 7DX

Price Guide £229,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

****FINAL PLOT AVAILABLE**** An exciting opportunity to purchase this reverse living, newly converted two bedroom semi detached home situated on the outskirts of Crewkerne. The properties have been finished to an excellent standard throughout and benefits from two allocated parking spaces, oak doors, balcony, gas central heating and EV car charging point. In brief the accommodation comprises entrance hall, two bedrooms, shower room and open plan living/kitchen space.

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: New Build
 Tenure: Freehold
 EPC Rating: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 74 |
| (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

Front door, spotlights and stairs rising to the first floor.

Bedroom One

11'2 × 10'5 (3.40m × 3.18m)

With a window to the front and side aspects, spotlights and a radiator.

Bedroom Two

11'3 × 10'9 (3.43m × 3.28m)

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

Shower Room

Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail, spotlights and marble effect tiled walls.

Open Plan Living Room/Kitchen

39'6 × 11'11 (12.04m × 3.63m)

Total Size

Sitting Room Area

11'11 × 11'3 (3.63m × 3.43m)

With multiple velux windows to the front aspect and a door to the side opening out onto the balcony, television point, spotlights and a radiator.

Kitchen Area

19'2 × 11'11 (5.84m × 3.63m)

With multiple velux windows to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated dishwasher, under counter fridge, oven, induction hob and cooker hood over. Space for washing machine. Wall mounted gas central heating boiler, radiator spotlights and tiling to all splash prone areas.

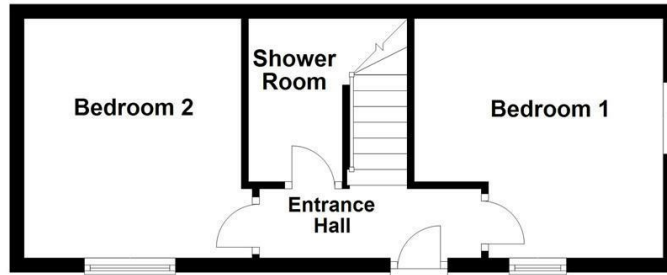
Outside

Two allocated parking spaces, one electrical charging point.

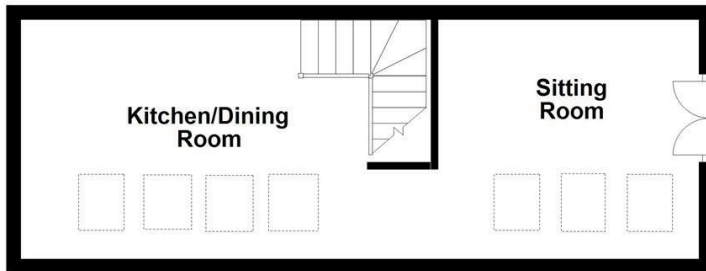
Agents Note

Council Tax Band - TBC. Mains water, drainage, gas and electricity. The property is freehold with an annual service charge to be confirmed for the upkeep of the communal areas.

Ground Floor



First Floor



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)

