



26 BURBAGE WAY

Crewkerne, TA18 8FH

Offers Over £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Built in 2023, a three bedroom semi - detached home benefitting from a 9 years remaining on the NHBC, gas central heating and driveway parking for three cars. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms with ensuite to the master and a family bathroom. To the rear the garden is fully 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: C

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(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.

Sitting Room

13'11 × 12'2 (4.24m × 3.71m)

With a window to the front aspect and a radiator.

Inner Hall Area

Door into:

Cloakroom

Low level WC and a wash hand basin with tiled splashbacks.

Kitchen/Dining Room

15'6 × 9'5 (4.72m × 2.87m)

With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, integrated fridge/freezer, washing machine, dishwasher, gas hob with cooker hood over and electric oven. Wall mounted gas central heating boiler, under counter lights, under stairs storage cupboard and modern splashbacks.

Landing

Access to the loft and doors into:

Master Bedroom

12'2 × 11'2 (3.71m × 3.40m)

With a window to the front aspect and a radiator.

Ensuite

With a window to the front aspect. Suite comprising large shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

Bedroom Two

10'11 × 8'8 (3.33m × 2.64m)

With a window to the rear aspect and a radiator.

Bedroom Three

11'8 × 6'6 (3.56m × 1.98m)

With a window to the rear aspect and a radiator.

Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

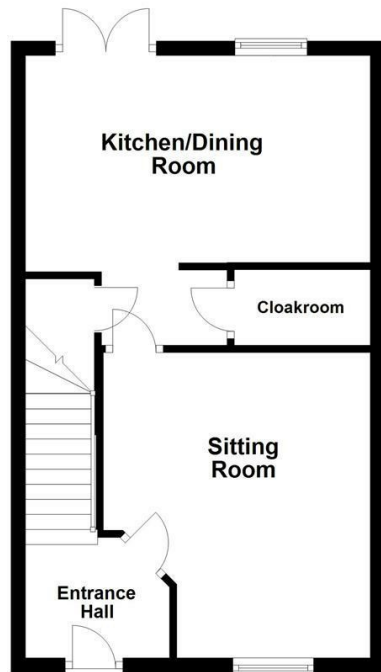
Outside

To the front there is driveway parking for three cars and a paved path to the front door. To the rear the garden is enclosed, laid to lawn, gate to the driveway and a small patio area.

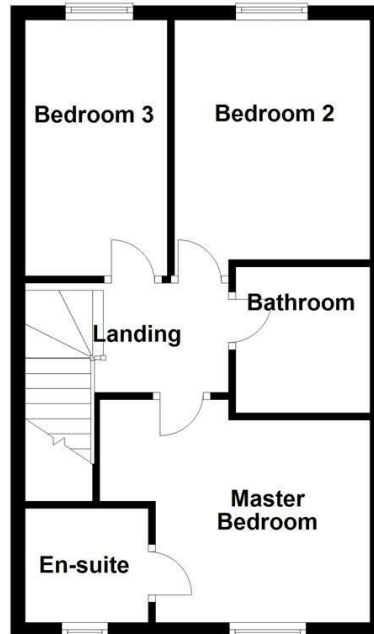
Agents Note

Council tax band - C. Mains water, drainage, gas and electricity. There is a 10 year NHBC certificate in place which commenced in 2023. There is an annual service charge of £175.

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

01460 74200

crewkeme@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)

