



24 HENHAYES LANE

Crewkerne, TA18 7JJ

Price Guide £155,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A two bedroom terrace cottage situated in the heart of the Town Centre, the cottage has a pleasant outlook and a good size front garden. In brief the accommodation comprises sitting room, kitchen, two bedrooms and an attic room. The property would make an excellent investment and is being offered for sale with no onward chain.

## 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	88	
(81-91) B		
(69-80) C		
(55-68) D		62
(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

13'4 × 11'7 (4.06m × 3.53m)

With windows to the front and rear aspect, window seat, radiator and an electric fireplace with brick surround and a tiled hearth.

## Kitchen

10'10 × 5'4 (3.30m × 1.63m)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric hob, oven and an extractor fan over. Space for washing machine, under stairs storage cupboard with a window in, radiator and tiling to all splash prone areas.

## Landing

With a window to the rear aspect. Doors into:

## Bedroom One

10'6 × 7'9 (3.20m × 2.36m)

With a window to the front aspect, radiator and a cupboard housing the gas central heating boiler.

## Bedroom Two

9'1 × 7'7 (2.77m × 2.31m)

With a window to the front aspect and a radiator.

## Bathroom

Borrowed light from the bedroom, suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, extractor fan and tiling to all splash prone areas.

## Attic

Pull down ladder, two velux windows and boarding.

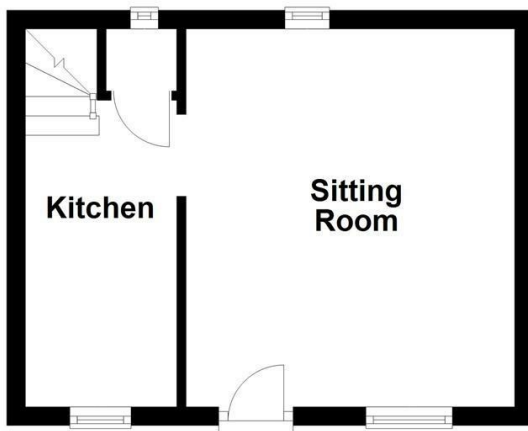
## Outside

To the front the garden is a good size, mainly laid to lawn with two sheds.

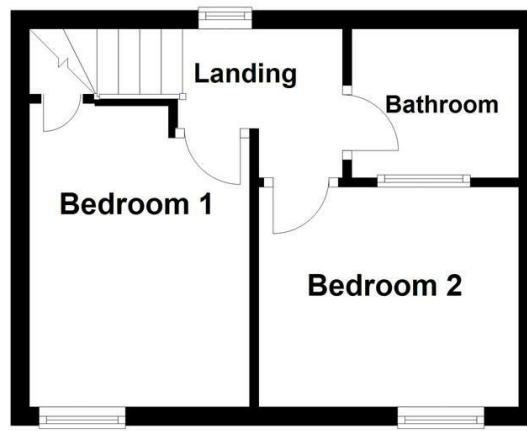
## Agents Note

Council Tax Band - A. Mains gas, electricity, water and drainage. There is a shared path which runs along the properties between the front door and the garden.

### 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**

[crewkerne@mayfairproperties.net](mailto: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)

