



112 PARK VIEW

Crewkerne, TA18 8JJ

Price £255,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom detached home situated in a popular location. The property benefits from gas central heating, driveway parking, garage and no onward chain. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room, kitchen, three bedrooms and a bathroom. 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: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

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

Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashbacks and a radiator.

Sitting Room

14'5 × 12'5 (4.39m × 3.78m)

With a window to the front aspect, television point, radiator and an opening into:

Dining Room

10'0 × 9'7 (3.05m × 2.92m)

With patio doors to the rear aspect opening out onto the garden and a radiator.

Kitchen

10 × 8'10 (3.05m × 2.69m)

With a window to the rear aspect and a door to the side opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated electric oven, gas hob with an extractor fan over. Space for washing machine, under stairs storage cupboard, wall mounted gas central heating boiler and tiling to all splash prone areas.

Landing

With a window to the side aspect, airing cupboard and access to the loft.

Bedroom One

14'4 × 10'4 (4.37m × 3.15m)

With a window to the front aspect and a radiator.

Bedroom Two

10'4 × 10'1 (3.15m × 3.07m)

With a window to the rear aspect and a radiator.

Bedroom Three

9'6 max × 8'2 max (2.90m max × 2.49m max)

With a window to the front aspect over stairs storage cupboard and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

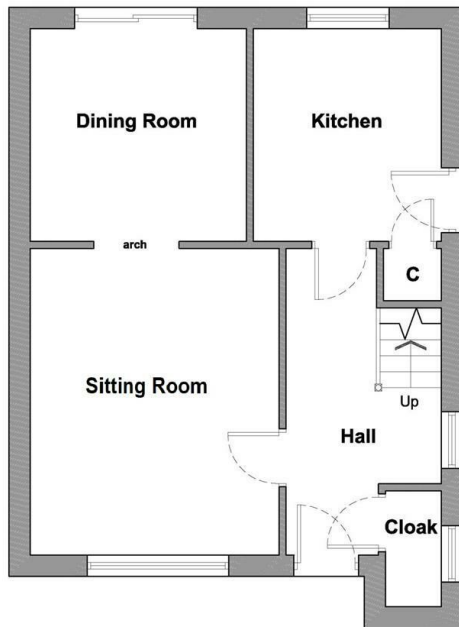
Outside

To the front, the garden is mainly laid to lawn and a paved path leads to the front door. The rear garden is enclosed, steps lead to the lawned area and patio abutting the rear of the property. To the side there is driveway parking which leads to the garage.

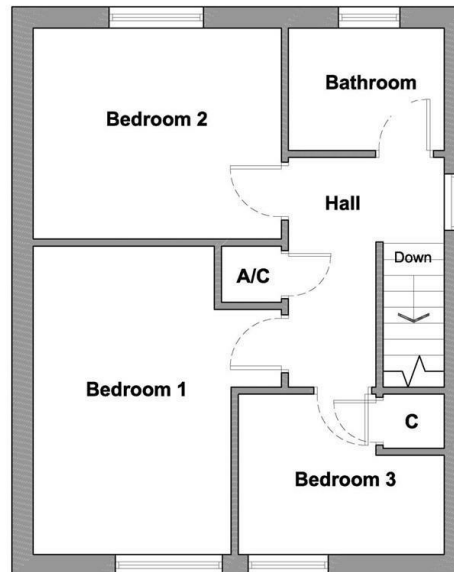
Garage

16'10 × 8'4 (5.13m × 2.54m)

With an up and over door, light and power.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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)

