



**95 KINGSWOOD ROAD**

Crewkerne, TA18 8JW

**Price £210,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A modern, spacious and well presented semi detached home located in a popular position on the edge of the town. The accommodation comprises two bedrooms, master with en-suite shower room, family bathroom, cloakroom, sitting room, kitchen/dining room, garage and garden. The property benefits from double glazed windows and gas central heating.

## 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

Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: C



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            | 93        |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 78                         |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

# PROPERTY DESCRIPTION

## Accommodation

Storm Porch with double glazed front door to:

## Entrance Hall

Telephone point, door to sitting room and to:

## Cloakroom

Low level W.C, corner wash hand basin, extractor fan, radiator, vinyl flooring.

## Sitting Room

14'1" x 13'4" max (4.29 x 4.06 max)

Bay window to the front aspect, two radiators, stairs to the first floor with storage under, TV and telephone points, fitted carpet. Door to:

## Kitchen/Dining Room

13'4" x 9'1" (4.06 x 2.77)

Window and french doors to the rear garden, fitted with a range of units, work tops with ceramic sink and drainer unit, built-in oven and hob with extractor over, wall mounted gas boiler, vinyl flooring.

## First Floor

Landing, loft access.

## Master Bedroom

12'2" x 9'9" (3.71 x 2.97)

Window to the front aspect, built-in wardrobe and storage cupboard, radiator, fitted cupboard. Door to:

## En-Suite Shower Room

6'9" x 5'1" (2.06 x 1.55)

Window to the front aspect, shower cubicle, low level W.C, pedestal wash hand basin, extractor fan, radiator, vinyl flooring.

## Bedroom Two

10'9" x 6'9" (3.28 x 2.06)

Window to rear, radiator, fitted carpet.

## Bathroom

6'2" x 6'2" (1.88 x 1.88)

Window to the rear aspect, white suite comprising panelled bath, low level W.C, pedestal wash hand basin, extractor fan, radiator, vinyl flooring.

## Outside

The front has a small garden area under the sitting room window laid to pebbles. Side gate gives access to the rear which is a lovely sun trap with patio area, astro turf lawn with shrub and flower borders and rear door access to the garage.

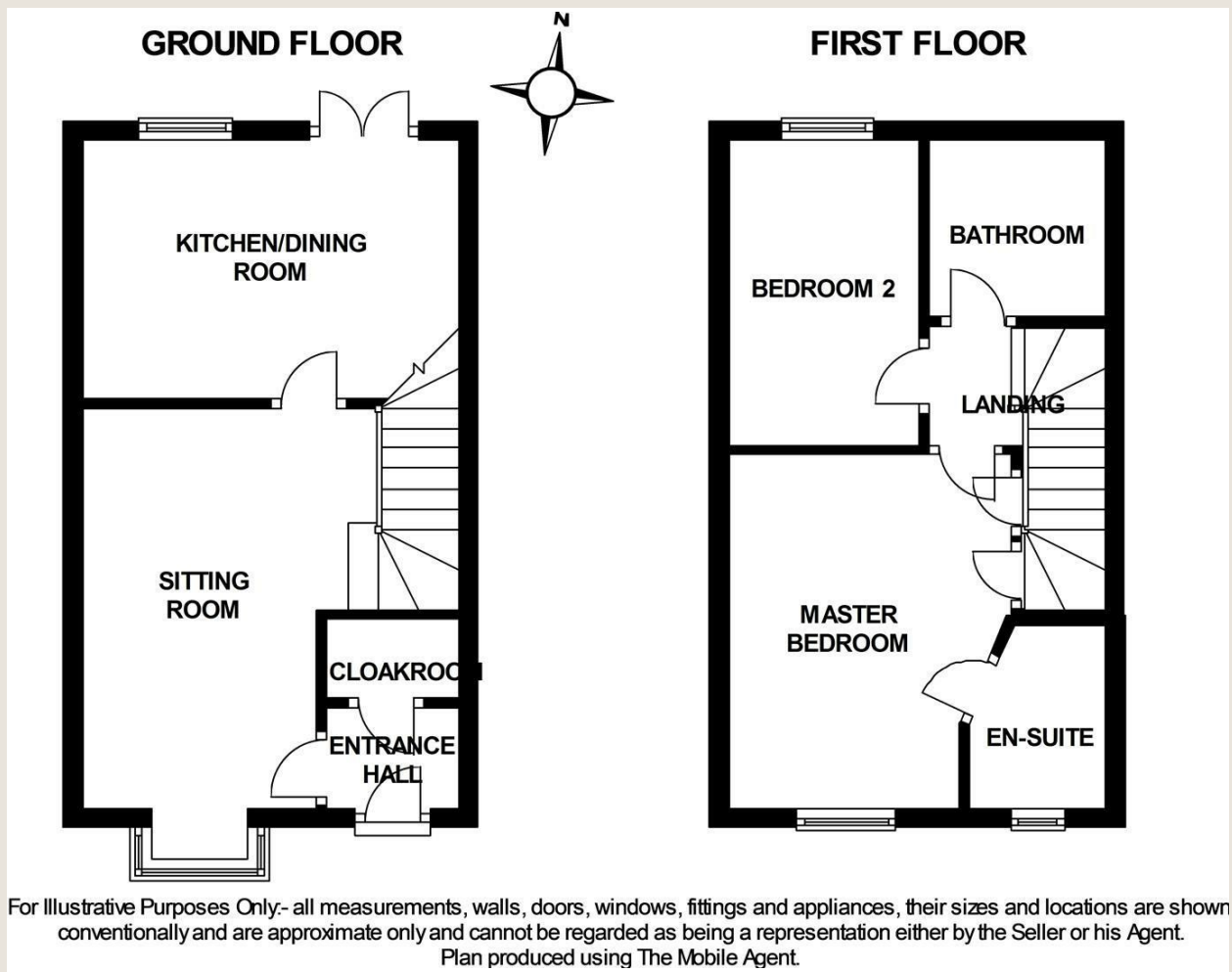
## Garage

18'10" x 9'8" (5.74 x 2.95)

Roller door to the front and pedestrian door to the rear garden, light and power connected.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The boiler was last serviced in November 2024.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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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)

