



## APRIL COTTAGE, 13 MULBERRY GARDENS

Crewkerne, TA18 8EU

Price £240,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A three bedroom home situated in a cul-de-sac position. The property benefits from gas central heating, double glazing and driveway parking. In brief the accommodation comprises entrance hall, cloakroom, kitchen, sitting/dining room, three bedrooms and a bathroom. The rear garden is fully enclosed. Offered 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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(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	

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## Entrance Hall

Radiator, laminate flooring and stairs rising to the first floor.

## Cloakroom

With a window to the front aspect. Low level WC, wash hand basin, tiled floor and a radiator.

## Kitchen

9'4" × 6'10" (2.84 × 2.08)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated double oven, electric hob and cooker hood over, one and a half bowl sink/drainers. Integrated fridge, washing machine, laminate flooring, spotlights and matching modern splash backs.

## Sitting/Dining Room

16'6" × 14'4" (5.03 × 4.37)

With a window to the rear aspect and patio doors opening out onto the garden. Radiator and coving.

## Landing

Storage cupboard housing the gas central heating boiler, small stair case leads to the attic space which is boarded and has a light.

## Bedroom One

11'1" × 8'3" (3.38 × 2.51)

With a window to the rear aspect and a radiator.

## Bedroom Two

11'1" × 7'10" (3.38 × 2.39)

With a window to the rear aspect and a radiator.

## Bedroom Three

9'8" × 7'10" (2.95 × 2.39)

With a window to the front aspect, built in wardrobes and a radiator.

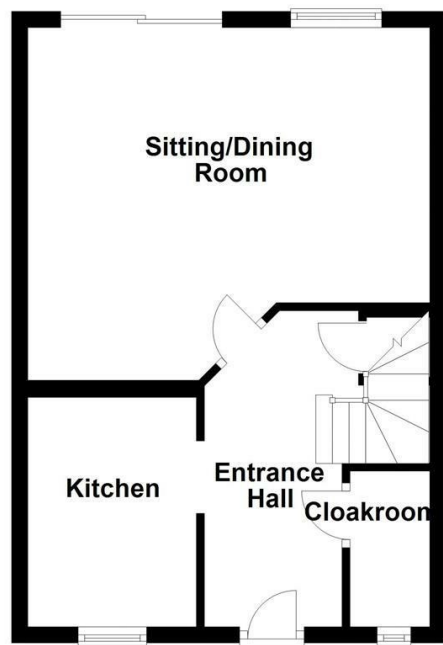
## Bathroom

With a window to the front aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, heated towel rail and fitted wet board.

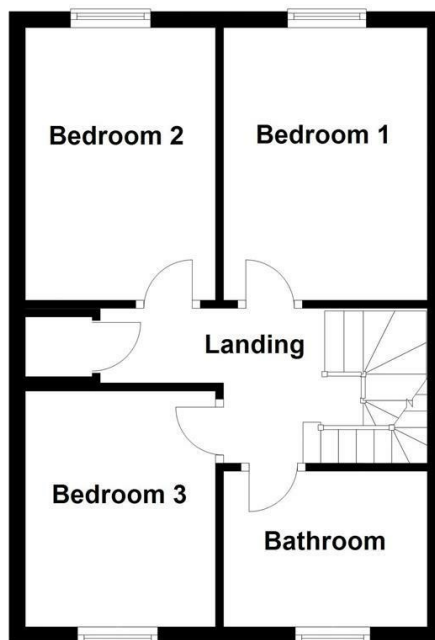
## Outside

To the front there is driveway parking and flower borders. The rear garden is enclosed, mainly laid to lawn, flower borders and patio abutting the rear of the property.

### 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)

