



**55 BUSHFIELD ROAD**

Crewkerne, TA18 8HW

**Price Guide £315,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A deceptively spacious and versatile 4/5 bedroom dormer bungalow in a popular cul-de-sac location with lovely size gardens and driveway parking. The accommodation in brief comprises entrance hall, cloakroom, various outbuildings, kitchen, sitting room, two bedrooms, wet room and a study/bedroom five. On the first floor, master bedroom with ensuite, bedroom four and a store room.

## 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

15'1" x 4'10" (4.60 x 1.47)

Stairs rising to the first floor, storage cupboard and a radiator.

## Cloakroom

Suite comprising Low level W.C, wash basin with tiled splash backs and an extractor fan.

## Sitting Room

15'8" x 11'8" (4.78 x 3.56 (4.77 x 3.55))

With a window and door to the rear aspect, fireplace with woodburner and a radiator.

## Outbuilding

14'8" x 11'10" (4.47 x 3.61)

Fitted kitchen comprising a range of fitted units with inset sink/drainers, electric double oven and hob with extractor over, radiator, wall mounted gas boiler, open plan through into:

## Outbuilding

15'9" x 8'2" (4.80 x 2.49)

Windows and patio doors to the rear garden, open plan into:

## Outbuilding

19'9" x 8'2" (6.02 x 2.49)

Windows and patio doors to the rear garden, radiator.

## Kitchen

10'1" x 9'4" (3.07 x 2.84)

With a window to the rear aspect, fitted with a range of units, hob, inset sink/drainers unit and space for washing machine.

## Bedroom Two

With a window to the front aspect and a radiator.

## Bedroom Three

11'11" x 10'4" (3.63 x 3.15)

With a window to the rear aspect, storage cupboard and a radiator.

## Study/Bedroom Five

9'8" x 6'4" (2.95 x 1.93)

With a window to the front aspect and a radiator.

## Wet Room

5'7" x 5'5" (1.70 x 1.65)

Suite comprising window to the side aspect, large walk in shower, pedestal wash hand basin, heated towel rail, fully tiled.

## First Floor Landing

10'4" x 5'7" (3.15 x 1.70)

## Master Bedroom

14'2" x 10'6" (4.32 x 3.20)

With a window to the rear aspect, radiator, door to:

## En-Suite

8'10" x 5'6" (2.69 x 1.68)

Sky light, suite comprising panelled bath, low level W.C, pedestal wash hand basin, heated towel rail, extractor fan.

## Bedroom Four

10'3" x 9'8" (3.12 x 2.95)

With a window to the rear aspect and a radiator.

## Store Room

9'9" x 5'10" (2.97 x 1.78)

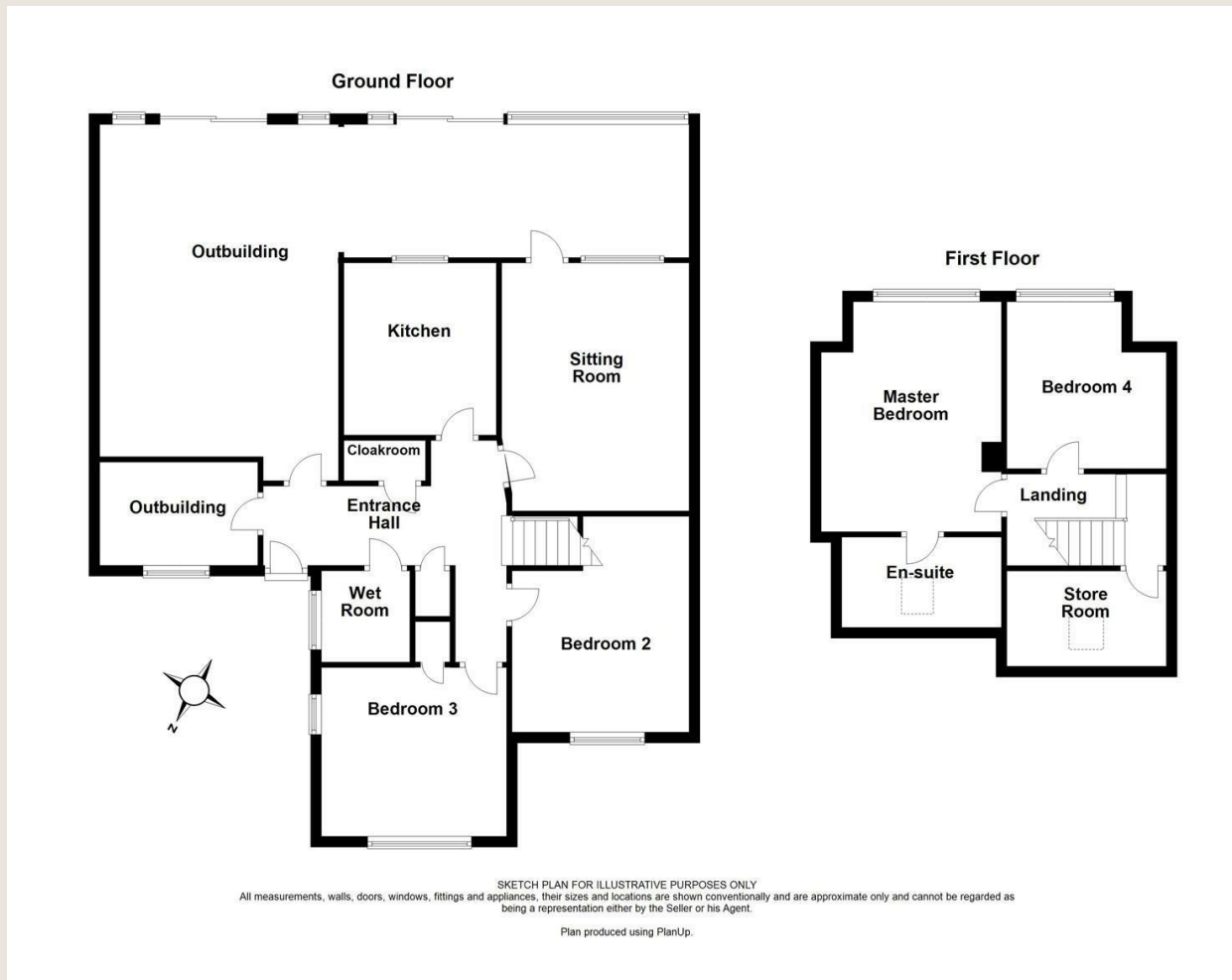
Sky light, restricted head height.

## Outside

The front garden is mainly laid to lawn with driveway parking for several vehicles. The rear garden is a good size and is fully enclosed by hedging and is mainly laid to lawn with two patio seating areas and storage shed.

## Agents Note

Council Tax Band – C. Mains water, drainage, gas and electricity. The front door was replaced in 2020. The patio doors were replaced in 2019. The garage was converted in 2019, planning permission was applied for however, the conversion has not been signed off, the seller has applied for perspective planning permission, they have paid £552.00 fee to Building Control, this is transferable to a new buyer to continue. Mayfair can provide a copy of the Building Control letters so that a buyer is able to see what works are outstanding, the costs involved depends on what a buyer would want to do.



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

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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)

