



15 BROADSHARD

Crewkerne, TA18 7NE

Price Guide £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A unique opportunity to purchase this spacious four bedroom detached chalet bungalow situated in a secluded position, offered for sale with no onward chain. The accommodation in brief comprises porch, utility room, entrance hall, sitting room, kitchen/dining room, study, master bedroom with an ensuite, second bedroom and bathroom. On the first floor, two further bedrooms and a store room (potential bathroom.) The generous gardens surround the property and ample parking leads to the garage.

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, dentists, 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

With a window to the front aspect.

Entrance Hall

Radiator, storage cupboards and stairs rising to the first floor.

Sitting Room

16'6 × 11'11 (5.03m × 3.63m)

With two windows to the rear aspect and French doors to the side opening out into the garden with far reaching views. Radiator and a woodburner Stratford EcoBoiler 20 providing central heating for the property, the central heating system has not been working for the last 2 years, please see Agents Note.

Study

11'9 × 10'11 into bay window (3.58m × 3.33m into bay window)

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

Kitchen/Dining Room

25'6 × 9'6 (7.77m × 2.90m)

With a door to the front and French doors to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric oven, hob and an extractor fan over. Integrated fridge, dishwasher and modern splashbacks. Two radiators, spotlights and lovely views of the garden.

Utility Room

6'8 × 5'9 (2.03m × 1.75m)

With a window to the side aspect. Stainless steel sink/drainer, wall and base units, hot water cylinder, space for washing machine and tumble dryer.

Master Bedroom

12'9 × 11'11 into bay (3.89m × 3.63m into bay)

With a bay window to the rear aspect, radiator and two built in wardrobes.

Ensuite

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail, shaver socket and tiling to all splash prone areas.

Bedroom Two

9'11 × 9'9 (3.02m × 2.97m)

With a window to the front aspect and a radiator.

Bathroom

With a window to the front aspect, Suite comprising panelled bath with shower over, low level WC, wash hand basin, shaver socket, heated towel rail, extractor fan and tiling to all splash prone areas.

Landing

14'1 × 6'5 (4.29m × 1.96m)

Velux window, radiator eaves storage.

Store Room

5'5 × 5'5 (1.65m × 1.65m)

With a window to the rear aspect and plumbing for a bathroom.

Bedroom Three

17'9 × 13'5 floor measurement (5.41m × 4.09m floor measurement)

With a window to the side aspect with extensive views, velux widow, radiator and restricted head height.

Bedroom Four

13'4 × 12'2 (4.06m × 3.71m)

With a window to the rear aspect, velux window, eave storage, restricted head height and a radiator.

Garage

19'6 × 12'10 (5.94m × 3.91m)

With windows to the side and rear, light and power connected.

Bin Store

7'6 × 4'5 (2.29m × 1.35m)

Car Port

16'9 × 16'4 (5.11m × 4.98m)

Light connected.

Shed

15'8 × 15'7 (4.78m × 4.75m)

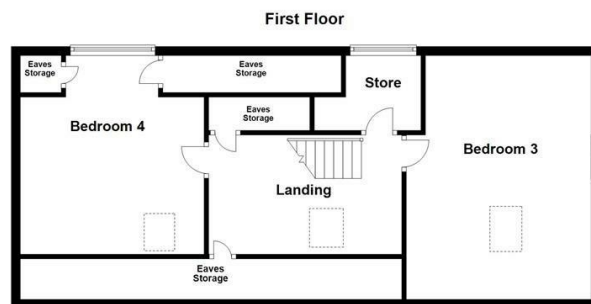
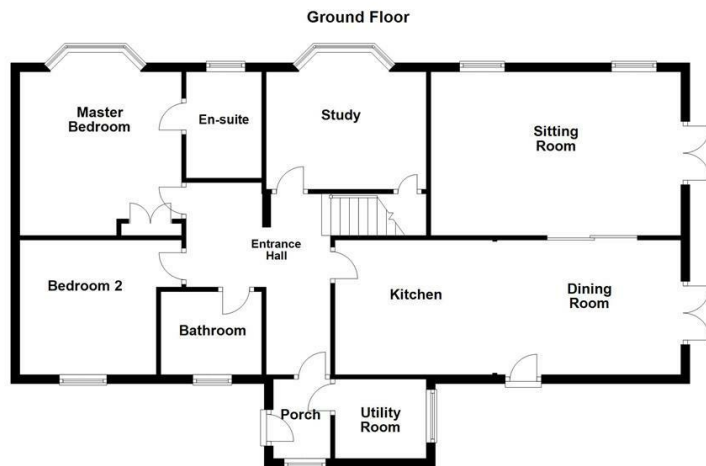
With windows to the front and side, two doors and light connected.

Outside

To the front there is ample driveway parking leading to the carport, garage, bin store and shed. The garden is a generous size, large patio off the property with pond, shingle, pleasant seating areas extending to a wilder area bordering fields to the bottom of the garden.

Agents Note

Council Tax Band – D. mains water, drainage and electricity. Stratford ecoboiler 20. The system has not been operated for over two years & the thermostore pumps need replacing & the system testing. (Quote for pumps £513 +vat +£145 + vat for 2 hrs labor to install.) The sellers have taken out Chancel repair successor insurance. There is a right of access from the property down to the main road & a requirement to pay 1/5th of the upkeep of the shared drive which has never been levied to the best of the sellers knowledge, the responsibility for which lies with a neighbouring property.



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

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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)

