



2 GIBBS COURT OLD MILL LANE

Crewkerne, TA18 7DU

Price £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A comfortable and well-presented 3 bedroomed property situated in an established residential location. It enjoys a pleasant location towards the edge of the development next to the adjoining countryside and gently trickling stream. In brief the accommodation offers a good-sized living/dining area, kitchen, 3 bedrooms (one ensuite), family bathroom, front and rear gardens and a parking space. Whilst the property makes an excellent family home, it also has potential as a low maintenance long-term letting investment. Viewing is highly recommended to appreciate the accommodation within.

Situation

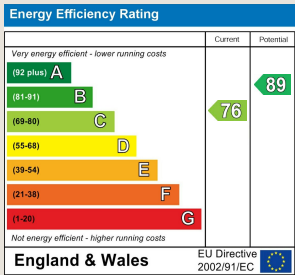
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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



PROPERTY DESCRIPTION

Entrance Hall

Understair cupboard, wood laminate flooring, stairs to first floor, doors to

Living/Dining Room

25'0" × 11'0" (7.62 × 3.35)

A spacious through room comprising wood laminate flooring, French doors to garden, window to front aspect, 2 radiators.

Kitchen

9'0" × 7'0" (2.74 × 2.13)

With a range of wall and base units, gas hob with undercounter electric oven, cooker hood, laminate worktops, 1 1/2 bowl stainless steel sink unit, wall mounted gas central heating boiler (installed in May 2022.) Space for fridge/freezer, washing machine & dishwasher. Tiled flooring, window to rear aspect.

Cloakroom

Suite comprising wash hand basin, WC, radiator.

First Floor

Landing

Large store cupboard with space for condensing dryer. Doors to

Bedroom 1

13'0" × 10'11" into recess (3.96 × 3.33 into recess)

Double room with radiator, window to front aspect. Door to

Ensuite

Shower cubicle, hand basin, WC, strip light/shaver, heated ladder towel rail, tiled flooring, part tiled walls.

Bedroom 2

9'0" × 9'0" (2.74 × 2.74)

Double room with radiator, window to front aspect.

Bedroom 3

8'0" × 9'0" (2.44 × 2.74)

Radiator, window to front aspect.

Family Bathroom

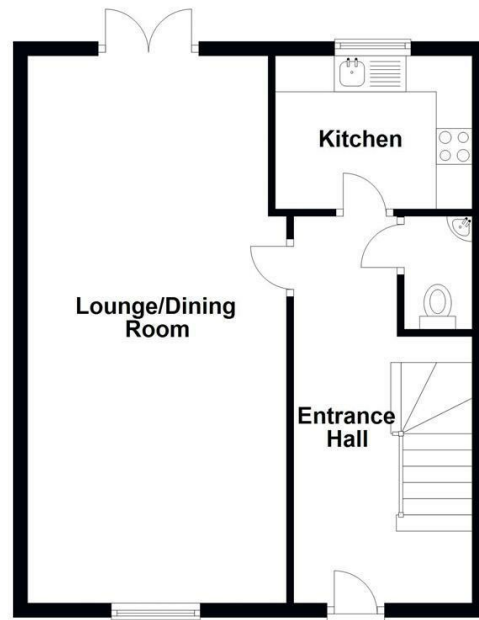
Panelled bath with overhead shower and part tiled surround, hand basin, WC, towel rail, tiled floor, window to front aspect.

Outside

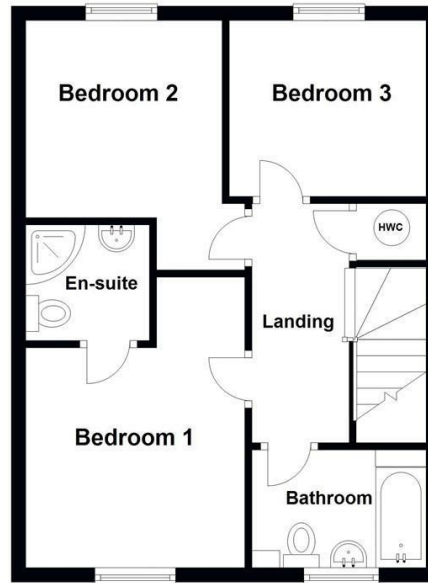
A pathway with adjoining lawn areas lead to the front door at the front of the property. To the rear is a low maintenance garden with fenced borders, artificial grass and a decking area. There is a wooden pedestrian gate that leads out of the rear to the property's adjoining parking space.

Agent's Note

We understand that there is an estate maintenance charge of £231.36 twice yearly = £462.72 per year. This is to up keep the front gardens, communal areas and communal bin stores.



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

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)

