SAILS COTTAGE 5 VICTORIA SQUARE

Crewkerne, TA18 7ES

Price Guide £340,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A unique opportunity to purchase this double fronted, three bedroom Grade II Listed home situated on the outskirts of Crewkerne with countryside view and a short walk into the Town Centre and amenities. The accommodation in brief comprises entrance hall, sitting room, utility room/shower room, study, kitchen and dining room. On the first floor there are three bedrooms and a bathroom. Outside, pretty gardens to the front, side and rear and a driveway leading to a block of garages situated in front of the property, The garage for the property gives access to the back garden. Offered with no onward chain.

Situation

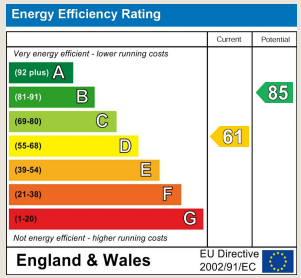
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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

South Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Storm Porch
Door into:

Entrance Hall
Stairs rising to the first floor.

Sitting Room
18'00 x 11'11 (5.49m x 3.63m)
With dual aspect windows to the front and rear, open fireplace housing wood burning stove, coving, wall lights and two radiators.

Dining Room
12'8 x 8'4 (3.86m x 2.54m)
With dual aspect windows to the side and rear, radiator, wall lights and French doors opening into the garden.

Study
11'10 x 9'11 (3.61m x 3.02m)
With a window to the front aspect and a radiator.

Kitchen
17'10 x 6'4 (5.44m x 1.93m)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. under counter fridge, dishwasher, sink/drainer, space for cooker, wall mounted gas central heating boiler, under stairs storage cupboard and tiling to all splash prone areas.

Utility/ Shower Room
9'9 x 5'4 (2.97m x 1.63m)
With dual aspect windows to the rear and side aspects, space for fridge, tumble dryer, washing machine. Low level WC, wash hand basin with vanity storage, shower cubicle and tiled flooring.

Landing
Doors into:

Bedroom One
18'00 x 11'11 (5.49m x 3.63m)
With dual aspect windows to the front and rear aspects, radiator and exposed wooden beams.

Bedroom Two
11'7 x 11'2 (3.53m x 3.40m)
With a window to the front aspect, radiator and a storage cupboard.

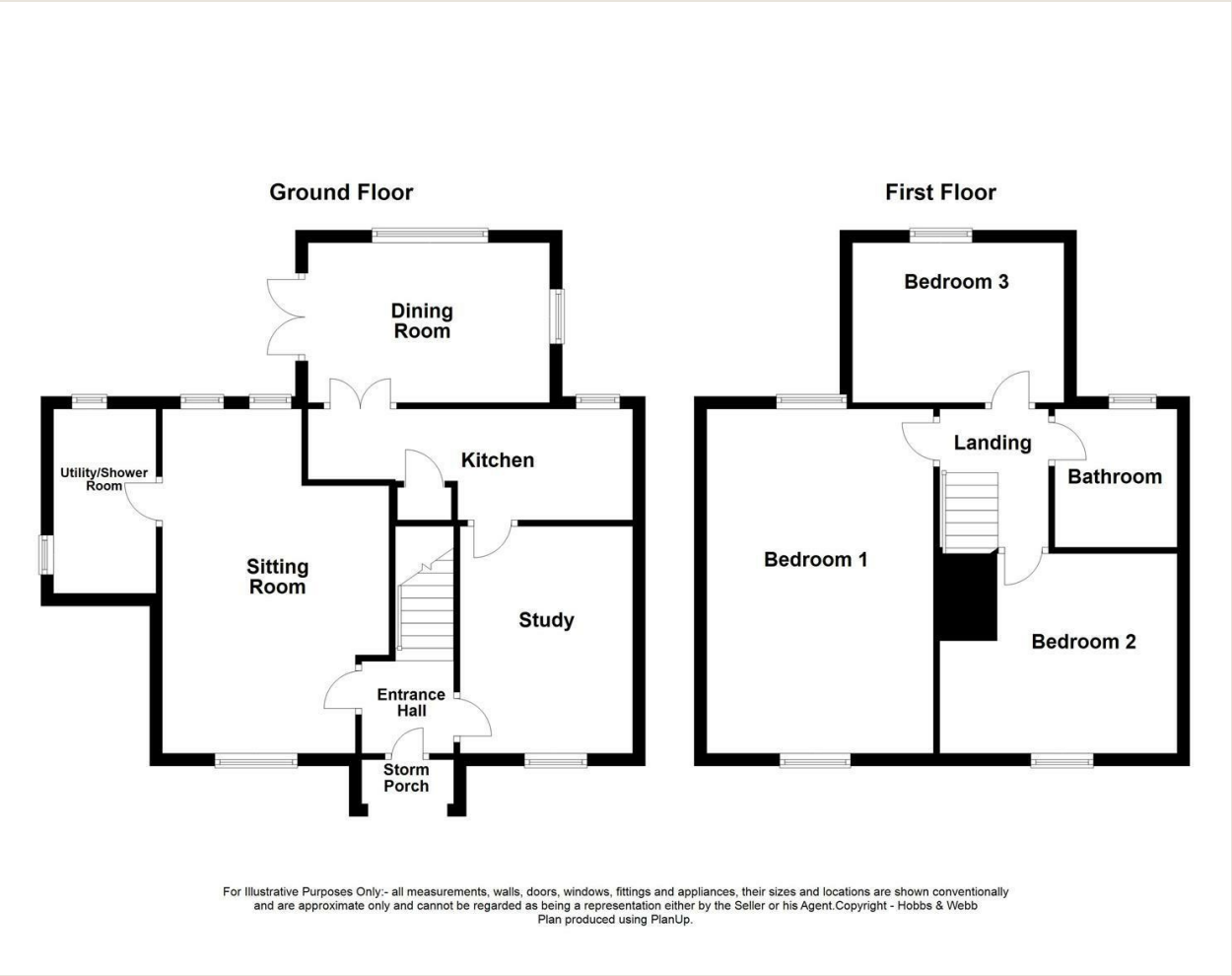
Bedroom Three
11'1 x 8'4 (3.38m x 2.54m)
With a window to the rear aspect and a radiator.

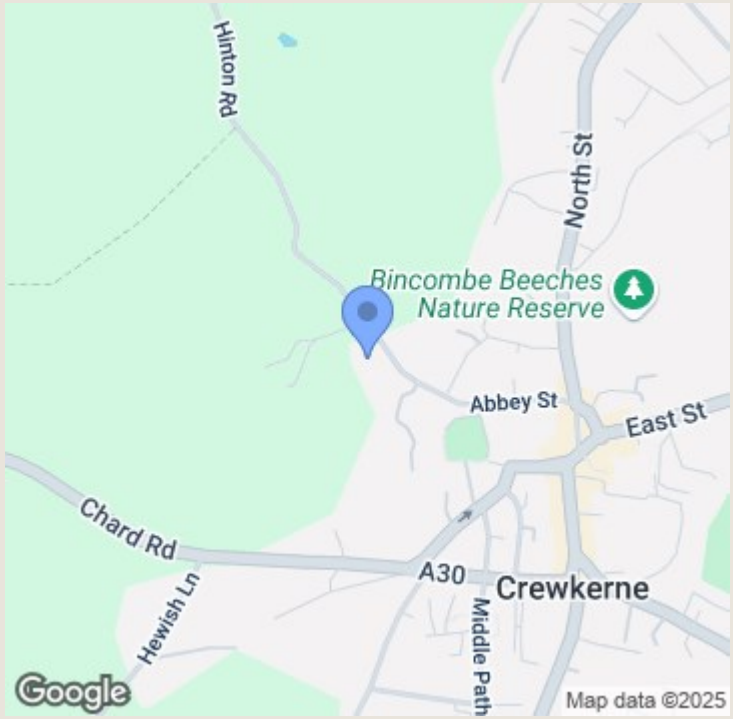
Bathroom
7'3 x 6'9 (2.21m x 2.06m)
With a window to the rear aspect, suite comprising walk in shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail, exposed beams, access to the loft and modern paneling.

Outside
To the front there is a cottage garden with paved side access to rear of cottage and fenced, secluded back garden and patios. The frontage faces a shrubbery and paved patio giving access from cottages to garages and overlooks countryside views. To the side and rear, a covered patio area, two log stores, flowerbeds, two timber sheds and a summer house 9'10 x 4'10 with light and power. Pedestrian access to the garage.

Garage
17'7 x 8'8 (5.36m x 2.64m)
Up and over door, side entrance door to the garden.

Agents Note
Council Tax Band - D. Mains water, gas, electricity and drainage. The cottage is Grade II Listed. The cottages in the square own and are responsible for their gardens and garages, the rest of the land is part of 5 Victoria Square title deeds. There is a right of way to the garages for each resident, each owner is responsible for one sixth of the cost of the upkeep, each resident currently contributes £12 per calendar month for the gardener. The environmental agency took action to improve highways drainage to Popleswell which redirected rain/surface water away from Victoria Square in 2006.





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

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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)

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