



14 OAK DRIVE

Crewkerne, TA18 7DN

Offers Over £440,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exciting opportunity to purchase a five bedroom detached home situated on the popular Middle Hill Development. The property benefits from a pleasant outlook, double garage and forecourt parking. Split over three floors the accommodation in brief comprises entrance hall, cloakroom, dining room, sitting room, kitchen and utility room. On the first floor Master bedroom with dressing room and ensuite, two further bedrooms and a bathroom. On the second floor two bedrooms and a cloakroom. To the rear the garden is enclosed with sun room.

Situation

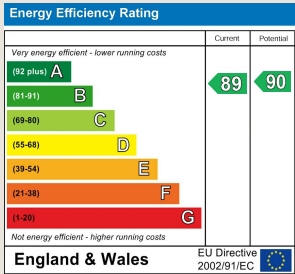
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, building society, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services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



PROPERTY DESCRIPTION

Entrance Hall

Telephone point, radiator, coving and stairs rising to the first floor with storage under.

Cloakroom

With a window to the rear aspect, low level WC, wash hand basin with tiled splashback and a radiator.

Sitting Room

21'1 × 13'5 (6.43m × 4.09m)

With a window to the front aspect and patio doors to the rear opening out into the garden. Spotlights, coving, television point and two radiators.

Dining Room

10'3 × 10'2 (3.12m × 3.10m)

With a window to the front aspect, coving, spotlights and a radiator.

Kitchen

10'4 × 9'3 (3.15m × 2.82m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for fridge/freezer and dishwasher. Integrated gas hob, electric double oven and a cooker hood over. Spotlights, radiator and tiling to all splash prone areas.

Utility Room

10'4 × 5'5 max (3.15m × 1.65m max)

With a door to the rear aspect opening out into the garden. A range of storage cupboard, larder unit, stainless steel sink drainer and work surfaces over. Wall mounted gas central heating boiler, space for washing machine and tumble dryer.

First Floor Landing

Window to the front aspect, radiator, coving, airing cupboard housing the hot water cylinder and stairs rising to the second floor.

Master Bedroom

13'2 × 10'4 (4.01m × 3.15m)

With a window to the front aspect, coving, radiator, television and telephone points.

Dressing Room

With a window to the rear aspect.

Ensuite

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

Bedroom Two

13'3 × 10'7 (4.04m × 3.23m)

With a window to the rear aspect, coving and a radiator.

Bedroom Three

13'4 × 9'5 (4.06m × 2.87m)

With a window to the front aspect, coving and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, low level WC, wash hand basin, extractor fan, radiator and tiling to all splash prone areas.

Second Floor Landing

With a velux window to the front aspect.

Cloakroom

Velux window, low level WC, wash hand basin with tiled splashback and a radiator.

Bedroom Four

17'5 × 13'7 (5.31m × 4.14m)

With two velux windows to the rear aspects and a dormer window to the front. Access to the loft, radiator and a shower cubicle with tiling.

Bedroom Five

15 × 13'4 (4.57m × 4.06m)

With a velux window to the rear aspect and a dormer window to the front, radiator and coving.

Outside

The front garden is gravelled with metal railings and overlooks a green. The rear garden is fully enclosed with artificial grass area, patio areas, side gate and path to the double garage and access to:

Sun Room

19 × 10 approx (5.79m × 3.05m approx)

Timber framed and double glazed french doors to the garden.

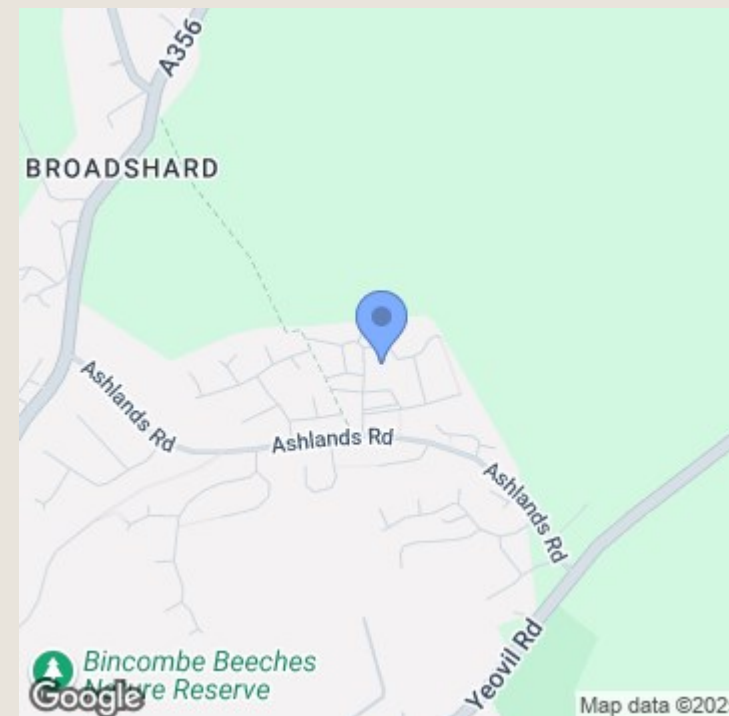
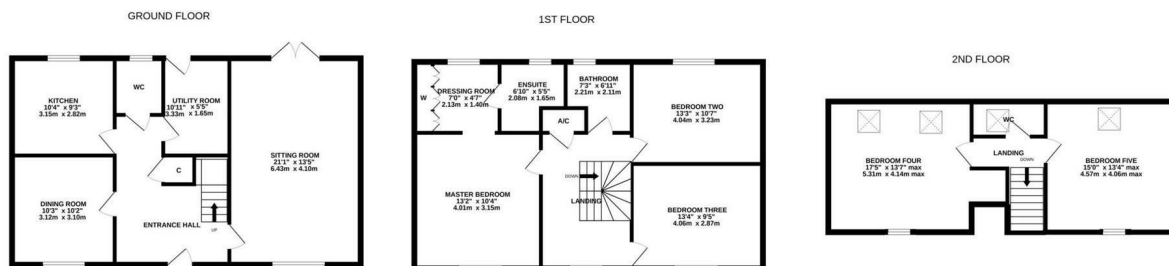
Double Garage

18'6 × 17'10 (5.64m × 5.44m)

Two up and over doors one being electric, window and door to the rear garden, loft storage, light and power connected.

Agents Note

Council Tax Band - E. Mains water, drainage, gas and electricity. The solar panels were installed in 2022 and are owned outright, used for the electric car charging point as well as electricity within the property. The gas central heating boiler was installed in October 2023 and the next service is booked for January 2025. No onward chain.



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)

