



63 LYME ROAD

Crewkerne, TA18 8HF

Price £550,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A deceptively spacious detached four bedroom chalet style bungalow with superb gardens front and rear, gated driveway and situated in one of the best positions of the town. The property is offered with no onward chain and is one to view.

Situation

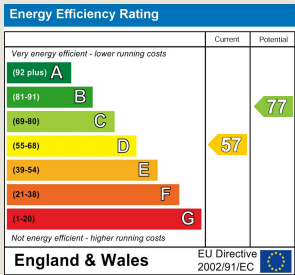
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The local area

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

Council Tax Band: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

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.

Entrance Hall

Front door and windows to both sides, stairs to the first floor with storage cupboard under, further storage cupboard, radiator.

Sitting Room

24'7" × 13'5" (7.49 × 4.09)

Triple aspect room, fireplace with electric fire, two radiators, patio doors to:

Conservatory

19'5" × 12'9" max (5.92 × 3.89 (5.91 × 3.88) max)

Windows to the sides and rear, door to the garden, two radiators. door to utility.

Kitchen/Breakfast Room

13'9" × 13'8" (4.19 × 4.17)

Window and door to the rear aspect, range of fitted units with inset sink/drain unit, electric double oven and gas hob with extractor over, fridge/freezer, dishwasher, radiator.

Utility Room

9'5" × 7'11" (2.87 × 2.41)

Window to the rear aspect, stainless steel sink and drainer unit, washing machine and tumble dryer, radiator, door to the conservatory and rear garden.

Inner Hall

Off the entrance hall, airing cupboard, radiator.

Bedroom Three

15'3" × 13'0" max (4.65 × 3.96 max)

Window to the front aspect, radiator.

Bedroom Four

11'11" × 11'5" (3.63 × 3.48)

Window to the rear aspect, radiator.

Bathroom

7'6" × 7'5" (2.29 × 2.26)

Window to the side aspect, suite comprising panelled bath with shower over, low level W.C, wash hand basin, heated towel rail, extractor fan.

First Floor Landing

Velux window to the front aspect, storage cupboard.

Master Bedroom

20'1" × 13'3" max (6.12 × 4.04 max)

Dormer windows front and rear, built in wardrobe, eaves storage, radiator, door to:

En-Suite

10'3" × 5'11" (3.12 × 1.80)

Dormer window to the front aspect, shower cubicle, low level W.C, wash hand basin, heated towel rail, radiator, shaver socket.

Bedroom Two

18'1" × 13'7" (5.51 × 4.14)

Velux window to the front aspect and dormer window to the rear aspect, built in wardrobe, eaves storage, radiator.

PROPERTY DESCRIPTION

Cloakroom

8'7" × 6'2" (2.62 × 1.88)

Dormer window to the rear aspect, low level W.C, wash hand basin.

Outside

The property has a gated driveway providing ample parking, area laid to lawn with gates both sides of the property giving rear access. The rear garden is a great size with patio area off the conservatory. The remainder is mainly laid to lawn with two sheds and door to outside W.C and to:

Office

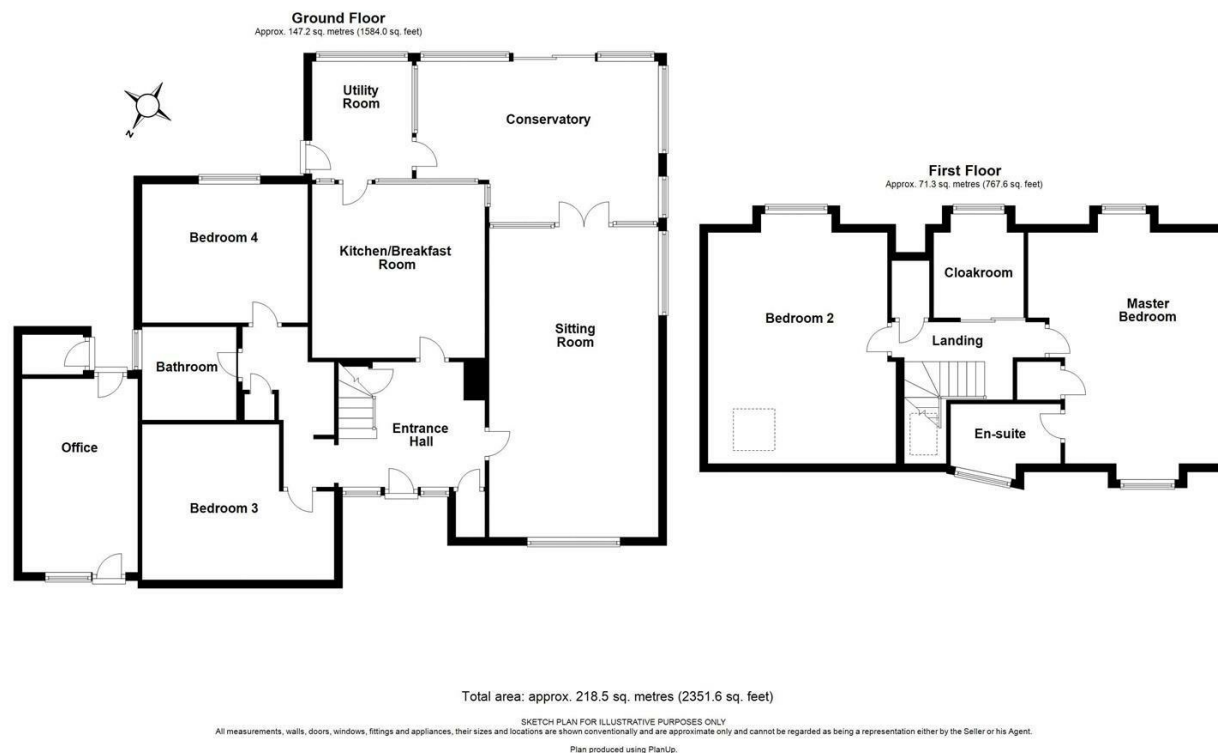
15'8" × 9'2" (4.78 × 2.79)

Window and door to the front driveway and door to the rear garden, radiator. A great flexible room which was formally the garage.









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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

