



22 LYE WATER

Crewkerne, TA18 8BB

Offers In The Region Of £145,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming one bedroom cottage situated in a no through road and within walking distance of the Town Centre and amenities. The accommodation in brief comprises sitting room, dining room area, kitchen, bedroom and a bathroom. To the rear there is a small enclosed courtyard and on street parking.

Situation

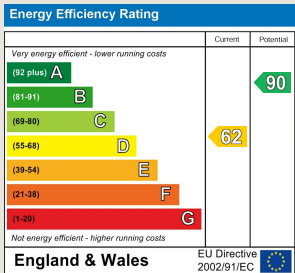
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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



PROPERTY DESCRIPTION

Sitting Room

11'7" x 11'1" (3.54 x 3.39)

With a window to the front aspect, window seat, stone fireplace housing wood burning stove, oak built in storage unit with shelves and a radiator.

Dining Room

10'11" x 7'5" (3.33 x 2.27)

With a window to the rear aspect, tiled floor, built in oak corner unit, radiator and stairs rising to the first floor.

Kitchen

13'11" x 6'5" (4.25 x 1.96)

With a window and door to the side aspect. Fitted kitchen comprises base units, built in electric oven, hob and an extractor fan over. Space and plumbing for washing machine, dishwasher and fridge/freezer. Stainless steel sink/drain, radiator, tiled floor and tiling to all splash prone areas.

Landing

Access to the loft.

Bedroom

11'5" x 11'1" (3.49 x 3.38)

With a window to the front aspect, large walk in wardrobe, floorboards and a radiator.

Bathroom

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

Outside

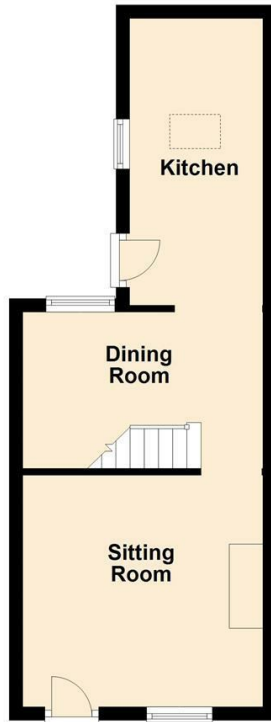
To the rear there is a small enclosed courtyard.

Agents Note

Council Tax Band - A. Mains water drainage, gas and electricity.

Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 50.5 sq. metres (543.4 sq. feet)

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. Copyright - Hobbs & Webb

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)

