



5 BINCOMBE DRIVE

Crewkerne, TA18 7BE

Price Guide £315,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An exceptionally well presented three bedroom detached bungalow situated in a popular cul-de-sac. The property has been well maintained over the years and in brief the accommodation comprises entrance hall, sitting room, kitchen, conservatory, three bedrooms and a bathroom. Outside there are front and rear gardens and driveway parking leads to the garage. The property is offered for sale with no onward chain.

## Situation

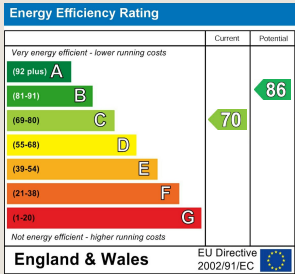
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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



# PROPERTY DESCRIPTION

## Entrance Hall

Two storage cupboards, under floor heating, tiled flooring and a radiator. Access to the loft.

## Sitting Room

15'5 × 11'3 (4.70m × 3.43m)

With a window to the side aspect and patio doors opening out into the conservatory. Television point, coving, wall lights and two radiators.

## Kitchen

15'9 × 7'4 (4.80m × 2.24m)

With a window to the rear aspect and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, newly fitted electric oven, induction hob and an extractor fan over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas central heating boiler, underfloor heater, radiator and tiling to all splash prone areas.

## Conservatory

13 × 8'2 (3.96m × 2.49m)

Built of uPVC construction, windows and french doors opening out into the garden. Under floor heating and tiled flooring.

## Bedroom One

11'7 × 11'3 (3.53m × 3.43m)

With a window to the front aspect, built in wardrobe and a radiator.

## Bedroom Two

10'9 × 9'2 (3.28m × 2.79m)

With a window to the front aspect and a radiator.

## Bedroom Three

10'7 × 7'4 (3.23m × 2.24m)

With a window to the side aspect and a radiator.

## Bathroom

With two windows to the side aspect. Suite comprising corner bath with shower over, shower cubicle, wash hand basin, low level WC, extractor fan, radiator and tiling to all splash prone areas.

## Outside

To the garden the garden is mainly laid to lawn, shrub borders and driveway parking leads to the garage. To the rear the garden is enclosed, shed, outside tap, steps lead to the terrace garden which is mainly laid to shingle for ease of maintenance, side access and patio abutting the rear of the property.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The boiler was last serviced in March 2024. The property is being sold with no onward chain. The owners have asked us to point out that the EPC is a C rating, which indicates that it will be a slightly lower average running cost than the nation average property which would normally be a D - this would of course depend on usage.

### Ground Floor



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](mailto: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)

