



121 KINGSWOOD ROAD

Crewkerne, TA18 8JW

Price Guide £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom detached home situated on the edge of the development. The accommodation is spacious and benefits gas central heating, views, garage and driveway parking. In brief the accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen and utility room. Upstairs four bedrooms with ensuite to the master and a family bathroom.

Situation

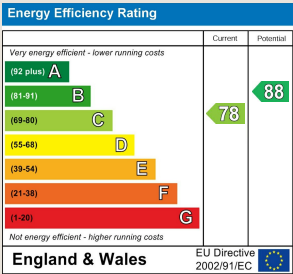
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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



PROPERTY DESCRIPTION

Entrance Hall

Radiator, under stairs storage cupboard and stairs rising to the first floor.

Cloakroom

With a window to the front aspect double glazed. Suite comprising low level WC, wash hand basin with tiled splashbacks and a radiator.

Sitting Room

20'1" × 10'8" (6.12 × 3.25)

With a window to the front aspect double glazed and french doors opening onto the garden. Television point and a radiator.

Dining Room

11'4" × 10'2" (3.45 × 3.10)

With a window to the front and side aspects double glazed. Radiator.

Kitchen

11'0" × 10'2" (3.35 × 3.10)

With a window to the rear aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated gas hob, electric oven and extractor fan over. Stainless steel sink/drainers, space for fridge/freezer and tiling to all splash prone areas.

Utility Room

6'4" × 4'11" (1.93 × 1.50)

With a door to the rear aspect double glazed opening out onto the garden. Wall and base unit, sink/drainers, work surfaces, wall mounted gas central heating boiler and plumbing for washing machine.

Landing

With a window to the rear aspect double glazed. Airing cupboard and an over stairs storage cupboard.

Bedroom One

11'8" × 10'8" (3.56 × 3.25)

With a window to the front aspect double glazed. Views and a radiator.

Ensuite

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

Bedroom Two

10'9" × 8'2" (3.28 × 2.49)

With a window to the rear aspect double glazed. Radiator.

Bedroom Three

10'0" × 8'8" (3.05 × 2.64)

With a window to the rear aspect double glazed. Radiator.

Bedroom Four

8'11" × 7'0" (2.72 × 2.13)

With a window to the front aspect double glazed. Views and a radiator.

Bathroom

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

Outside

To the front there is a paved path leading to the front door, flower and shrub borders. To the rear the garden is fully enclosed, laid to paving for ease of maintenance, shingle borders and a gate leading to the parking. Driveway parking leads to a single garage.

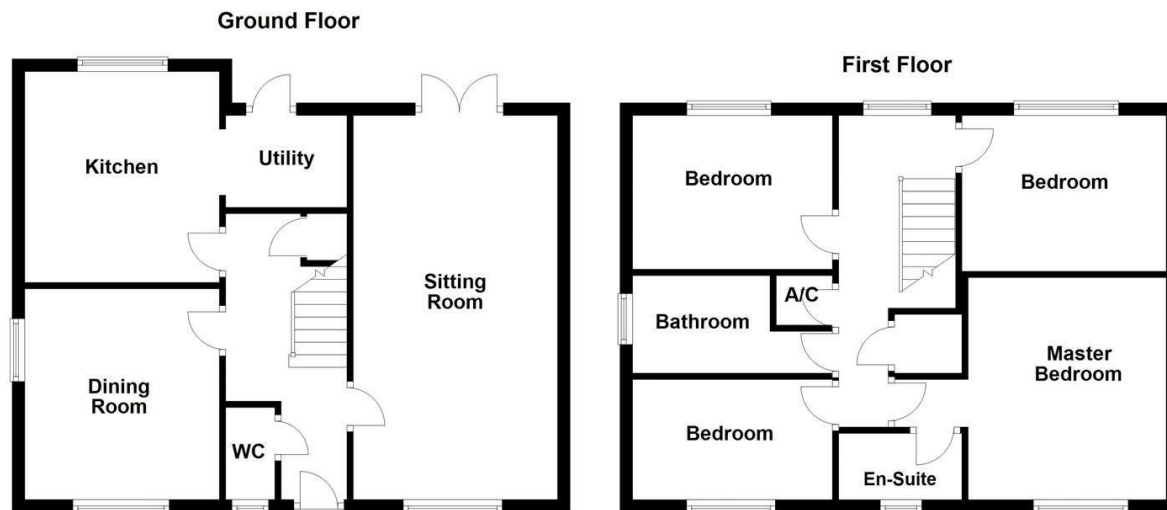
Garage

19'1" × 9'1" (5.84 × 2.77)

Roller door, loft storage, light and power.

Agents Note

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



SKETCH PLAN 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.

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)

