



4 BEECHWOOD DRIVE

Crewkerne, TA18 7BY

Price £315,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A two bedroom detached bungalow situated in a popular residential cul-de-sac. The property benefits gas central heating, double glazing and no onward chain. The accommodation comprises entrance hall, sitting room, dining area, kitchen, conservatory, two bedrooms and a bathroom.

## Situation

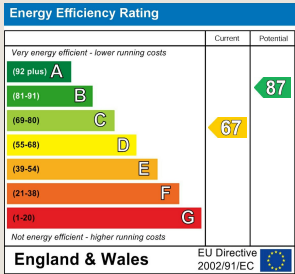
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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

Somerset Council   Council Tax Band: C  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Hall

Radiator.

## Sitting Room

16 × 11'1" (4.88m × 3.38m)

With a bay window to the front aspect, radiator and an archway into:

## Dining Room

7'10 × 7'3 (2.39m × 2.21m)

French doors opening out into the conservatory, coving and a radiator.

## Kitchen

8'4 × 7'9 (2.54m × 2.36m )

With a window to the rear aspect. Range of fitted wall and base units with round edged laminate worktops, inset stainless steel sink unit, ceramic tiled splashbacks, built in fridge freeze, inset hob with extractor hood over, integrated fan assisted oven, plumbing for washing machine, gas fired boiler and tiling to all splash prone areas.

## Conservatory

9'8" × 7'6" (2.95m × 2.31m )

Built of uPVC construction, windows and patio door to the garden.

## Inner Hall

Airing cupboard with factory lagged hot water tank and immersion heater, access to roof space.

## Bedroom One

10'8 × 10'11 (3.25m × 3.33m)

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

## Bedroom Two

10' × 8'4 (3.05m × 2.54m)

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

## Bathroom

6'9 × 5'7 (2.06m × 1.70m)

With a window to the side aspect. Suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., aqua board walls and a radiator.

## Garage

17' × 8'3 (5.18m × 2.51m )

Up and over door, light and power.

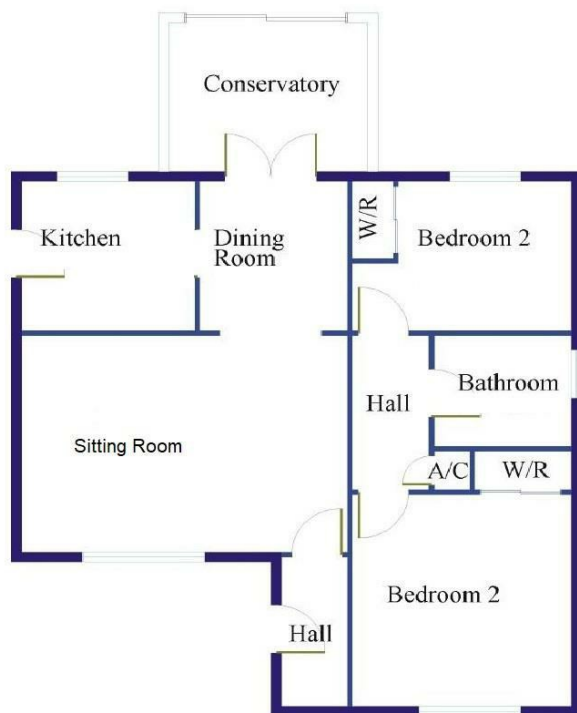
## Outside

The front garden is mainly laid to lawn with flower beds and shrubs. To the rear the garden is mainly laid to shingle and patio for ease of maintenance and a gate to the parking.

## Agents Note

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

## 4 Beechwood Drive Crewkerne



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)

