



## 5 WHITEHALL COURT

Crewkerne, TA18 7NW

Price Guide £450,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An exciting opportunity to purchase this spacious four bedroom bungalow, situated at the end of this popular cul-de-sac with the benefit of a double garage, owned solar panels, workshop and cellar, enclosed rear garden with views and no onward chain. In brief the accommodation comprises porch, entrance hall, kitchen/breakfast room, utility, sitting room, conservatory, dining room, four double bedrooms, ensuite to the master and a bathroom. One to view.

## Situation

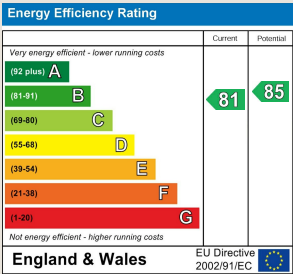
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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



# PROPERTY DESCRIPTION

## Entrance Porch

Door into:

## Entrance Hall

Radiator, storage cupboard, airing cupboard housing the immersion tank and access to the loft.

## Sitting Room

16'2" × 12'8" (4.93 × 3.87)

With two windows to the side aspect and french doors opening out into the conservatory. Feature fireplace with electric fire and gas point, radiator and coving.

## Conservatory

22'6" × 9'11" (6.87 × 3.03)

Built of uPVC construction, laminate flooring and a radiator.

## Dining Room

13'4" × 8'5" (4.08 × 2.57)

With a window to the side aspect and a radiator.

## Kitchen/Breakfast Room

16'7" × 12'7" (5.08 × 3.85)

With two windows to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, double oven, hob and an extractor fan over, space for fridge/freezer. Radiator and tiling to all splash prone areas.

## Utility Room

5'5" × 5'2" (1.67 × 1.59)

Storage cupboard, sink/drainers, space for washing machine and a radiator.

## Master Bedroom

12'3" × 10'0" (3.75 × 3.07)

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

## Ensuite

With a window to the side aspect, shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

## Bedroom Two

12'3" × 10'0" (3.75 × 3.07)

With a window to the rear aspect and a radiator.

## Bedroom Three

12'3" × 7'10" (3.75 × 2.39)

With a window to the rear aspect and a radiator.

## Bedroom Four

10'5" × 8'0" (3.20 × 2.44)

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

## Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, radiator, spotlights, heated towel rail and modern splashbacks.

## Double Garage

19'7" × 16'7" (5.99 × 5.07)

Electric up and over door, wall mounted gas central heating boiler and solar panel controls.

## Workshop

12'0" × 9'2" (3.67 × 2.81)

Windows overlooking the garden, light and power - access via the garden.

## Cellar

44'11" × 11'0" (13.708 × 3.37)

Light

## Outside

To the front the driveway provides ample parking, mature hedging, flower borders and side access to the rear garden. The rear garden has pleasant views, mainly laid to lawn, pond, flower borders, pond and a greenhouse.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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## 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)

